

CITY OF TEMPE HOUSING SERVICES DIVISION

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM ACTION PLAN 2004-2005

(Year 5 of 5)

DUNS No. 074 466 814

Approved by City Council May 6, 2004

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EXECUTIVE SUMMARY

INTRODUCTION

The primary objective of Community Development Block Grant (CDBG) is to improve communities by providing "decent housing," "a suitable living environment," and "expanding economic opportunities" In the City of Tempe, CDBG funds are used for such activities as: acquiring real property; rehabilitation of residential single family dwellings; providing public facilities and improvements, infrastructure improvements such as water and sewer, streets, etc. Each CDBG funded activity must be eligible under program rules and must meet one of the program's three national objectives - benefit low and moderate income persons, aid in the prevention or elimination of slums and blight, or meet an urgent need which threatens the health or welfare of the community.

BACKGROUND

To ensure that funds are spent effectively in every community in the country, the U.S. Department of Housing and Urban Development has requested cities to plan effectively before the funds are spent. Planning is considered a crucial element in the process of receiving funds through the Community Development Block Grant Program. As a result, for the City of Tempe to continue to receive federal funds to address the needs of the community a planning process was developed and a document prepared outlining a plan. The plan that was prepared is called the Consolidated Plan.

The City's Consolidated Plan will serve as the primary management tool for administration of Tempe's Community Development Block Grant and HOME programs. The Plan identifies a jurisdiction profile of Tempe, indicating the City's market and inventory characteristics and the jurisdiction's needs assessment. The jurisdiction profile considers labor force data, population, principal economic activities, transportation, growth indications, and housing inventory to form a quantitative image of Tempe. Market and inventory conditions examine the economic overview, employment growth, sales tax revenue, housing supply, vacancy rates, housing costs, affordability trends and housing quality in a qualitative analysis of the City. The profile concludes with the jurisdiction needs assessment, strategies and proposed accomplishments that will address the identified problems and evaluation of current estimates and five-year projections of affordable housing needs.

The City of Tempe's Consolidated Plan, a five-year strategy, was developed in 2000. Now, in accordance with 24 CFR Part 91.220 of Title I of the Housing and Community Development Act of 1974, as amended, the City of Tempe submits a one year Action Plan which outlines the activities that will be funded using CDBG funds and other federal and local funding sources. In addition, this plan will note the progress made towards meeting objectives set in the 2000 Consolidated Plan.

The City of Tempe has designated the Housing Services Division of the Development Services Department as the lead agency to administer the Community Development Block Grant Program.

ACTION PLAN

Based upon the need analysis of the City of Tempe's Consolidated Plan, the following are strategies that were incorporated in the preparation of Action Plan that covers the fiscal year 2004/2005.

Resources including federal programs, non-federal programs, and private resources are identified. Short-term strategies for affordable housing, homeless, supportive-housing and non-housing community development program activities are listed. The investment, geographic distribution, monitoring and reporting requirements for each program activity are identified in this Plan. Fiscal year 2004/2005 Community Development Block Grant resources are estimated for each program activity. Geographical distributions of activities are plotted and the impact on minority population and social economic centers are indicated. Monitoring methods for Community Development Block Grant and HOME programs are specified and are designed to maximize program efficiency. Certifications of citizen participation in preparation of the Action Plan are included.

To ensure citizen participation in the Action Plan process, the City has followed the Citizen Participation Plan as adopted in the Consolidated Plan. The City of Tempe held one community meeting, one public issue review session and one public hearing to obtain input on activities proposed for FY2004/2005.

The community meeting was held at the Tempe Community Council on November 5, 2003. This location was convenient to the public, accessible to people with disabilities and was adequately publicized. The public hearing was held at a regularly scheduled City Council meeting on February 19, 2004 at the City of Tempe Council Chambers. The issue review session was held at the City of Tempe Council Chambers on March 25, 2004. In addition, the public service recommendations were presented at an Issue Review Session with the Tempe City Council on March 25, 2004. The public hearing and issue review sessions were open to the public and televised on the city's public access station, Channel 11. The public was allowed the opportunity to comment on the proposed activities at the public hearing and both Issue Review Sessions. The Council Chambers are also conveniently located for the public, accessible to people with disabilities and the hearings were adequately publicized.

Through the City's partnership with the Tempe Community Council, TCC, the views and proposals of non-profit/social service agencies will be received. The TCC will also be the lead agency in recommending funding levels for social service agencies applying for CDBG funds. Through direct mailings to non-profits/social service agencies, the TCC will invite participation from them. In addition, throughout the year, the City will meet directly with agencies to review and discuss proposals and partnerships.

CITY OF TEMPE ACTION PLAN

Fiscal Year 2004/2005 Year 5 of 5

The City of Tempe's One-Year Action Plan outlines the proposed activities that will be funded using Community Development Block Grant (CDBG), funds that are expected to be received from the U.S. Department of Housing and Urban Development (HUD).

I. RESOURCES

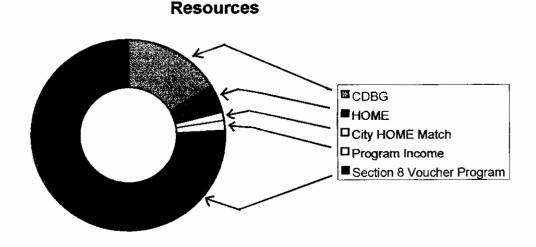
A. Federal:

Federal resources from CDBG funds expected to be available are \$1,933,000. HOME funds expected to be available from Maricopa County Consortium are \$581,554. The City receives its HOME funds as a member of the Maricopa County Consortium. In addition, the City will continue to receive approximately \$9,279,059 under the Section 8 Voucher Program (tenant-based).

B. Non-federal funds:

The funding the City receives through the Maricopa County Consortium for the HOME program requires a twenty-five percent non-federal match. The approximate amount, \$581,554 in HOME funds and \$87,951 in ADDI funds reserved for Tempe, will require that the City provide \$136,301 and \$21,989 in non-federal matching funds respectively. The non-federal match is included in the City's FY04 budget and is anticipated to be approved.

In FY2004/2005, it is also anticipated that approximately \$200,000.00 in program income will be received. This amount represents payments on rehabilitation loans under our rehabilitation program.



II. ACTIVITIES TO BE UNDERTAKEN: The following chart summarizes the activities to be funded and undertaken by the City of Tempe.

Activity Funding Summary

| | 7117 | | | f | | | | |
|---|-------------|-----------|-----------|-----------|-------------|-----------|-------------|-----------|
| Activity | CDBG | HOME | Match | Income | o nonce | ADDI | 108 Loan | Grant |
| Housing Rehabilitation: | | | | | | | | |
| Owner Occupied and Rental | | \$272,603 | \$68,150 | \$200,000 | | | | |
| Affordable Housing: | \$720,000 | 2077 604 | | | | 587 951 | | |
| 2. 1st Time Homebuyer | 000,027 | 1777 | \$68,151 | | | | | |
| Public Services: | | | | | | | | |
| Advocates for Disabled | \$25,000 | | | | | | | |
| CASS | \$65,000 | | | | | | | |
| Chrysalis Shelter | \$3,000 | | | | | | | |
| COT FSS Program | \$55,000 | | | | | | | |
| Community Bridges | | | | | | | | |
| 1. SORIT | \$15,000 | | | | | | | |
| 2. Emergency Detox | \$15,000 | | | | | | | |
| 3. Transition Mgmt. | \$11,250 | | | | | | | |
| MesaCAN | \$20,000 | | : | | | | | |
| Sojourner Center | \$14,000 | | | | | | | |
| Tempe Comm. Action | | | | | | | | |
| 1. Homeless Prevention | \$66,700 | | | | | | | |
| Total Public Services (15%) | \$289,950 | | | | | | | |
| Apache Blvd: Acquisition | \$325,000 | | | | | | | |
| Apache Blvd: Demolition | \$75,000 | | | | | | | |
| Apache Blvd: Relocation | \$75,000 | | | | | | | |
| Lead Paint Testing | \$30,000 | | | | | | | |
| Historic Preservation | \$30,000 | | | | | | | |
| Brownfield Redevelopment | | | | | | | 000 000 14 | |
| Remediation Payment 1st 2-years of interest | | | | | | | \$/,000,000 | \$335,000 |
| Administration | \$386,600 | \$36,347 | | | | \$21,989 | | |
| Contingency | \$1,450 | | | | | | | |
| Section 8 Rental Assist. | | | | | \$8,811,193 | | | |
| TOTALS | \$1,933,000 | \$581,554 | \$136,301 | \$200,000 | \$8,811,193 | \$109,940 | 87,000,000 | \$335,000 |

The following sections will describe the above activities to be funded during the 2004-2005 fiscal year.

A. Program Activity: Housing Improvement Program

Funds for this activity will be used for the rehabilitation of substandard housing units for low/moderate income Tempe homeowners. According to the City's guidelines, the maximum amount of funds for housing rehabilitation that can be received per single-unit is \$25,000.00. This program is offered citywide to low/moderate income Tempe homeowners. This activity will be funded with prior fiscal year allocation.

The City will continue to provide grants, deferred loans and amortized loans to eligible families under the Housing Improvement Program. The type of loan an eligible family receives will be based on the homeowner's ability to repay a portion of the cost of the rehabilitation.

AmeriNational Community Services Group, Inc., the financial institution selected by the City Council in February, 1998, will provide loan processing and underwriting services for the revised loan program and/or to make rehabilitation loans directly to program clientele. City staff will work directly with the homeowner related to all aspects of the program but will process the loan portion of the rehabilitation through AmeriNational.

Two approaches will be common to rehabilitation loans made through the City's Housing Improvement Program.

The first approach is an amortized loan. The program would make the loan directly to the homeowner at a reduced interest rate using program funds. The advantage to this approach is that the homeowner would not have to meet the more stringent, private underwriting criteria for the loan. The program will set a more flexible qualifying criteria and interest rate schedule. The advantage to this approach for the program is that all repayments of principal and interest, less processing fees, would come back to the City to help increase the size of the program in future years.

The second approach to rehabilitation will be the deferred payment loans. Whatever the portion of the cost of rehabilitation for which the client is unable to qualify as an amortized loan, will be made through a zero interest deferred payment loan, due and payable upon refinance or sale of the home.

All costs associated with the revised rehabilitation program, including contracted professional services for loan processing and underwriting services, will be paid from loan proceeds or from the CDBG and HOME programs.

There will be \$200,000 in Program Income allocated for this activity: \$100,000 from CDBG and \$100,000 from HOME. The anticipated \$200,000 of program income will be in the form of rehabilitation loan payoffs. In addition to CDBG funds allocated for this activity, there will also be \$545,207 available in HOME funds and \$136,302 in City-

matching funds for housing rehabilitation.

With emergency rehabilitation costs averaging \$6,911 per project and regular rehabilitation costs averaging \$15,145 per project, it is anticipated that approximately 18 substandard homes will be rehabilitated using CDBG funds and 32 substandard homes will be rehabilitated using HOME and city funds. Projects requiring additional funds to address major code violations will be evaluated on an individual basis.

In addition to homeowner rehabilitation, the City will administer the Rental Reinvestment Partnership Program. This program is designed to assist owner investors to rehabilitate existing rental properties in Tempe.

The improved properties will, in exchange for the rehabilitation assistance, be rented to low-income tenants for a period of five years. The rehabilitated units will be rent and income restricted for the five-year period. HOME funds will be used to provide five year forgivable loans for this project.

This is a citywide project and conforms to the priority needs for the rehabilitation of housing as identified in the 2000-2004 Consolidated Plan. The Consolidated Plan indicates approximately 500 homes will receive rehabilitation assistance within five years. The above rehabilitation activities place the City on target for meeting this goal.

It is anticipated this activity will be completed by June 30, 2005.

B. Program Activity: Affordable Housing; Site Acquisition and Development

It is anticipated that the City will acquire land citywide and facilitate construction of affordable housing using CDBG funds as a source of funding. The City will purchase Land for affordable housing purposes. The City will solicit Requests for Proposals from developers, including non-profit agencies, for the purpose of developing affordable housing on the acquired sites. Depending on how the development agreements are structured, the City may, or may not, own the land after completion of the project.

It is anticipated that \$720,000 in CDBG funds will be used for this activity. As identified in the Consolidated Plan, the use of CDBG funds in acquiring property and leasing or selling to partners, such as non-profits, for the purpose of affordable housing development is a high priority.

This activity is anticipated to be completed by June 30, 2005.

C. <u>Program Activity: Public Services</u>

Under the CDBG Program, 15% of the entitlement's grant may be allocated to community services. It is anticipated in FY2004/2005 that \$289,950 from this year's grant will be allocated to community services.

All of the social service activities selected for the 2004-2005 fiscal year conform to the priority needs of the Consolidated Plan. As identified in the Consolidated Plan, the City's goals is to commit resources to public services and facilities that support employment and training programs, and other supportive services to persons with poverty status. The public services selected and described below meet this goal. The following is a summary of the community services that will be funded.

♦ Advocates for the Disabled

Advocates for the Disabled, Inc. assists persons with disabilities by establishing the eligibility of individuals seeking government disability benefits; managing disability benefits; educating the public about the process for obtaining and using the disability benefits system; and encouraging support of governmental benefits for persons with disabilities.

Advocates for the Disabled, Inc. proposes to use funding for case management to assist qualified low-income individuals with disabilities obtain social security benefits (SSI and/or disability insurance). Claimants are unable to work for twelve months or more which this is documented by members of the medical profession. This will provide the means for many people to be able to obtain decent and suitable housing. It will also provide consistent monthly income, which will assist in their ability to expand their economic opportunities. In turn, their quality of life will have improved as will the ability to be more self-sufficient.

It is estimated that approximately 45 individuals will be assisted and briefing services to approximately another 45 people will be provided. Advocates for the Disabled, Inc. will receive \$25,000.00 from CDBG funds.

This activity meets the public services priority needs for special populations identified in the Consolidated Plan. This activity will be completed by June 30, 2005.

♦ Central Arizona Shelter Services, Inc.

Central Arizona Shelter Services, Inc.'s, (CASS) mission is to reduce homelessness in Maricopa County by helping homeless people attain their highest level of self-sufficiency. CASS does this by providing shelter and supportive services and advocating on behalf of its clients. CASS provides shelter for up to 400 individuals and 30 families each night.

To demonstrate service provided to Tempe, CASS conducts regular point-in-time surveys to determine where CASS clients lived prior to coming to CASS. Since 1997, 12.2% of homeless clients surveyed had lived in Tempe prior to coming to CASS.

CASS proposes to use funding to provide the following services to homeless single, adult individuals from Tempe:

- 1. emergency shelter, including hygiene supplies and facilities
- 2. supportive services including case management, dental care, and employment services (Project HELP and CASS Works Temporary Employment Services);

3. access to additional applicable supportive services provided by CASS' collaborative partners including behavioral health services, food, substance abuse services, parole and probation services and healthcare.

The goal of these programs is to provide resources to address the causes of clients' homelessness. CASS will receive \$65,000.00 from CDBG funds.

This activity will address the public service needs as well as the homeless needs identified in the Consolidated Plan. This activity will be completed by June 30, 2005.

♦ Chrysalis Shelter for Victims of Domestic Violence, Inc.

Chrysalis Shelter's programs are designed to assist individuals and families break an intergenerational cycle of domestic violence through prevention and education. Toward this goal, Chrysalis Shelter operates two crisis shelters, a transitional shelter and outpatient programs including services for victims and offenders.

Chrysalis Shelter proposes to use funding for emergency and transitional shelter, case management services, and crisis and therapeutic counseling for individuals whose lives have been affected by domestic violence. Services will be provided in two emergency shelters located in Phoenix and Scottsdale. Transitional Shelter is provided at apartments located in Tempe, Scottsdale and Phoenix. Outpatient counseling services are provided in various locations throughout the Valley. Shelter, case management and counseling services will be provided to women and children in all shelter programs. Outpatient counseling services are available to men, women and children. Chrysalis Shelter expects citizens of Tempe to be served at all their locations.

It is anticipated that 27 citizens of Tempe will be served in all the locations. Chrysalis Shelter will receive \$3,000.00 from CDBG funds.

This activity addresses the public service goals and needs for domestic violence victims and homeless persons as addressed in the Consolidated Plan. This activity will be completed by June 30, 2005.

♦ City of Tempe Housing Services; Family Self-Sufficiency Program

The Section 8 Family Self-Sufficiency Program (FSS) coordinates the use of Section 8 housing assistance with public and private resources, to enable eligible families achieve economic independence and self-sufficiency. FSS will provide case management to participants so that they may become self-sufficient; i.e. off all forms of welfare. Case management includes assessing the needs of each participant, developing a work plan with each participant, and establishing goals and benchmarks for success. FSS participants sign a five-year Contract of Participation and are regularly evaluated for determining their progress in meeting their goals.

The FSS Program proposes to use the funding to provide full-time case management for case management. It is estimated that funding will serve 80 households. FSS will receive \$55,000 from CDBG funds.

This activity addresses the public service, affordable housing and anti-poverty goals (job training) and strategies as identified in the Consolidated Plan. This activity will be completed by June 30, 2005.

♦ Community Bridges

Community Bridges, formerly East Valley Addiction Council) provides crisis stabilization, medical detox, outpatient substance abuse treatment, and transition management services for homeless, indigent, and working poor adults at two locations; Mesa and Phoenix. In addition, a wide range of prevention services is provided in schools and community settings throughout Maricopa County.

Crisis Services (formerly Stabilization/Observation/Referral/Triage/Transition - SORTT)

Crisis Services are targeted towards persons who are homeless. Activities provide a period of observation and stabilization necessary to properly evaluate and assess each person's detoxification needs based upon the protocols established by the American Society of Addiction Medicine, (ASAM). Each client is assessed upon arrival from Tempe and documentation is completed relating to their physical condition, vital signs, alcohol/drug levels, medical, family, social and legal history, and duration and quantity of substances used. Observation is continued (generally between 10 and 20 hours) until assessment of the client indicates he/she is stabilized enough to be admitted to the Addiction Treatment Center (ATC), referred to another medical/psychiatric/behavioral health care provider, or released to self or family. Community Bridges provides these services at no charge to Tempe homeless, indigent and working poor individuals.

It is anticipated that 280 persons from Tempe will be served in the Crisis Services program. Community Bridges will receive \$15,000 from CDBG funds for this activity.

2. Emergency Medical Detoxification

Community Bridges' medical detoxification clinical program insists on a standard of "Detox with Dignity" to reclaim lives, save families, and return productive citizens to the City of Tempe.

This program is designed to stop the "Revolving Door Syndrome" and insure all homeless, indigent, and working poor men and women referred to Community Bridges are clinically triaged, safely detoxed, referred into a therapeutic continuum of care, and not released back to the streets of Tempe. Medical Detoxification is a physician-directed protocol (generally 3 to 7 days) designed to prevent the loss of life that can occur when individuals with complex medical/physical/psychiatric conditions attempt to withdraw from long periods of heavy alcohol/drug use. Community Bridges uses procedures prescribed by the American Society of Addiction Medicine (ASAM) and implements these procedures via staff of licensed physicians, registered nurses, and emergency medical technicians.

Community Bridges provides these services at no charge to individuals transported to our facility from the City of Tempe. Medical Detoxification beds are available at both

centers. There are 16 medical detox beds at the East Valley ATC and 16 at the Central City ATC. Tempe residents are served at both locations.

It is anticipated that 106 Tempe residents will be served in the Emergency Medical Detoxification Program. The Emergency Medical Detoxification Program will receive \$15,000 in CDBG funds.

3. Transition Management

Community Bridges will provide Transition Management for each of the 280 Crisis Service clients and 106 medical detox clients from Tempe who complete their clinical programs. Transition Management consists of medical, social, family, psychiatric case history reviews to determine each individual's unique needs and capabilities. Community Bridges' transition managers work with clients to develop a transition plan that includes contact with family, friends, doctors, providers, other support agencies and former case managers.

In order to further facilitate the clients ability to meet his/her medical, psychological, social service, job, family, transportation, and living needs, and to ensure each Tempe client who completes the program has a safe and secure destination and the means to improve their current status upon discharge and not return homeless to the streets of Tempe, Community Bridges assists in securing safe living arrangements for homeless/indigent clients.

It is anticipated that 386 Tempe residents will be served in the Transitional Management Program. This count is a duplicated count (280 from Crisis Services and 106 from Emergency Medical Detoxification Program). Transition Management will receive \$11,250 in CDBG funds.

Community Bridges will receive a total of \$41,250.00 from CDBG funds. These activities meet the public services needs and strategies identified in the Consolidated Plan. These activities will be completed by June 30, 2005.

♦ Mesa Community Action Network, Inc.

MesaCAN operates the East Valley Men's Center (EVMC). The center is an 84 bed transitional program serving the communities of Tempe, Mesa, Chandler, Scottsdale and Gilbert. The EVMC serves, or facilitates services for, homeless men committed to getting off the streets and back in the social and economic mainstream. The EVMC goal for each resident is permanent employment at a decent wage, stable housing and increased self-sufficiency skills.

EVMC Client Services Team Members:

- -help single, adult homeless men develop and implement a case plan that provides them with a road map for economic and social self-sufficiency;
- -provide a highly structured environment that requires each resident to remain sober, save money, meet their plan objectives and act in accordance with each and every EVMC rule; -provide opportunities for improved employment, job training, increased earning capacity

and improved socialization skills;

- -help each resident understand that the most essential element in their own plan for self-sufficiency is their commitment to making a difference for themselves;
- -help each resident recognize their own social value and possible contribution to the broader community by seeking opportunities for residents to give back to those that helped them along the way;
- -provide counseling, enrichment experiences and the possible connection with a faith community of their choice;
- -foster a recognition among the EVMC residents that change begins with them and their acceptance of responsibility for their own conduct and choices.

The EVMC proposes to use funding for staff salaries that is estimated will serve 72 homeless males from Tempe. This activity meets the public services and homeless needs and strategies as identified in the Consolidated Plan. In addition, this activity meets the goals of encouraging and promoting job opportunities for persons with poverty level status.

EVMC will receive \$20,000.000 in CDBG funds. This activity will be completed by June 30, 2005.

♦ Sojourner Center

Sojourner Center provides a safe shelter and supportive services to women and children who are homeless and fleeing the traumatic effects of domestic violence. Women and their children may stay at Sojourner Center for as long as six months, in a combination of crisis and transitional shelter programs. Services offered include, domestic violence education, assistance with safety planning, case management, assistance with gaining job skills and in finding employment, assistance with securing transitional or permanent housing, assistance with obtaining education, the provision of individual and group counseling, and the provision of childcare and specialized prevention services for children.

Women and their children may stay at the Sojourner campus for up to six months, in a combination of emergency and transitional shelter programs.

Services offered include domestic violence education and safety planning, case management, assistance with gaining job skills and finding employment, assistance with securing transitional or permanent housing, assistance with obtaining education, individual and group counseling, childcare and specialized prevention services for children. At each phase, an individual service plan is established in collaboration with the client that addresses her strengths and needs. There is continuous assessment of each women's progress toward her goals with attainment necessary for progression to the next program phase.

It is estimated that funding will provide case management to serve 33 families from Tempe. This activity meets the public service needs and strategies as identified in the Consolidated Plan. In addition, this activity meets the goals of encouraging and

promoting job opportunities for persons with poverty level status.

Sojourner Center will receive \$14,000.00 from CDBG funds. This activity will be completed by June 30, 2005.

◆ Tempe Community Action Agency, Inc.

Tempe Community Action Agency, TCAA, serves as Tempe's "safety net" for vulnerable community members, providing basic need assistance while encouraging self-reliance. The Community Action Program assists low income households with emergency food, rent, and other basic need assistance.

1. The Homeless Prevention/Intervention Program provides an effective combination of emergency lodging, rent or mortgage assistance, and crisis intervention/case management services for families who are homeless or at risk of being homeless. Families are first assisted in resolving their immediate housing crisis, and are then stabilized through continuing case management. The core of this service is provided with rent vouchers, emergency motel vouchers if needed, and crisis intervention/case management support. Services are based at TCAA's Community Action Program offices at the Escalante Center in Tempe. Services are also provided through home visits.

TCAA proposes to use funding for core services that are estimated to serve 115 families. TCAA will receive \$60,223.00 in CDBG funds. These activities address the public service and homeless needs identified in the Consolidated Plan. These activities will be completed by June 30, 2005.

D. Program Activity: Area Benefit; Apache Boulevard Project Area

The Apache Boulevard Redevelopment efforts have been on going since 1996. CDBG funds, as well as city funds, have been utilized to acquire and demolish properties in the effort to remove slum and blight conditions from the area. In addition, funding has been used to relocate tenants affected by the acquisitions. These efforts have assisted in fostering neighborhood revitalization and encouraging reinvestment of resources in this targeted area.

The goals and priorities as identified in the Consolidated Plan indicate a high priority for public facility needs, infrastructure and economic development (Table 2B of the Consolidated Plan). The City's commitment to the revitalization of the Apache Boulevard Redevelopment project meet these goals and priorities, (Appendix VII, Proposed Land Use Map).

Some of the accomplishments in the Apache Boulevard area include:

- Pappas School, an educational facility for homeless children, has selected a site and is under construction for a new school facility.
- Hayden Cove I has finalized the sale and closing of the units. This project is a 26 unit for-sale townhome development.
- Hayden Cove II has sold out its first two phases and under construction on phases two
 and three. This project is a 74-unit for-sale townhome development.

- The Tempe Slum Property Inspection Team inspected six major blighted and habitual crime problem properties, with one demolished, four returned to code and building safety compliance.
- The Knights of Pythias and Hatties Bar were demolished, thus removing two blighted and habitual crime problem properties.
- New School for the Arts opened the middle school in the old Donnie Brasko's bar site.
- Property acquisition and demolition for the Newberry Terrace project was completed with the process of project entitlements commencing. This project will feature 50 new for-sale homes.

In the fiscal year, the following projects and activities are anticipated:

- Pappas School will complete construction and open the new school facility.
- The Tempe Slum Property Inspection Team anticipates filing criminal abatement charges on one property and one additional property will be brought into compliance. Additional initial inspections will be preformed
- Acquisition of the property for the new City of Tempe's North Police Complex will be competed.
- Newberry Terrace project will be under construction.
- Haden Cove II will complete closing of all units by the spring of 2005.

To assist in the continuing efforts on Apache Boulevard, the following activities will use CDBG funds:

♦ Apache Boulevard; Acquisition

CDBG funds will be used to acquire slum and blighted properties in the Apache Boulevard Redevelopment Area. It is anticipated that \$325,000 in CDBG funds will be used for this activity. This CDBG funded portion of this activity is anticipated to be completed by June 30, 2005.

♦ Apache Boulevard; Demolition

CDBG funds will be used to remove slum and blight conditions in the Apache Boulevard redevelopment area. It is anticipated that \$75,000 in CDBG funds will be used for this activity. This activity will be completed by June 30, 2005.

♦ Apache Boulevard; Relocation

CDBG funds will be used to relocate household displaced due to the acquisition and demolition activities addressing the removal of slum and blight conditions on Apache Boulevard. It is anticipated that \$75,000 in CDBG funds will be used for this activity. This activity will be completed by June 30, 2005.

E. Program Activity: Lead-Based Paint Testing and Evaluation

The City continues to address, monitor, evaluate and reduce lead-based paint hazards throughout the community.

Funds for this activity will be used to test and evaluate owner-occupied or rental dwellings, participating in the City's Housing Improvement, Rental Reinvestment and H.E.L.P. Programs, built prior to 1978, for lead-based paint hazards.

This activity meets the priority housing needs addressed in the Consolidated Plan. It is anticipated that \$30,000 in CDBG funds will be used for this activity. This activity will be completed by June 30, 2005.

F. Program Activity: Historic Preservation

The City will identify housing rehabilitation activities on residential rehabilitation projects undertaken through the CDBG/HOME programs that have the potential to adversely affect the integrity of historic eligible properties.

Staff will advise property owners of the eligibility of their home to receive a property tax reduction through the State Historic Preservation Office and aid in listing qualified properties on the State and National registers.

Funds for this activity will be used for assisting property owners in participating tax reduction programs and to evaluate and implement rehabilitation alternatives that achieve program goals and objectives without adversely affecting historic integrity. It is anticipated that \$30,000.00 in CDBG funds will be used for this activity.

G. <u>Program Activity: Area Benefit; University/Hayden Butte Redevelopment Area 5</u> (Rio Salado Marketplace Brownfield Project)

The Rio Salado Marketplace brownfield redevelopment effort is a public/private partnership between the City of Tempe and Miravista Holdings. For the last fifty years this 200-acre project area has been utilized for heavy industrial uses and landfilling, much of which had been a County island until 1999. This area is strategically located at the confluence of two freeways and is directly east of the City's Rio Salado Town Lake project. With its prime location and recent changes in brownfields legislation, the redevelopment and revitalization of this area has become feasible. Current plans for this project include the construction of a regional commercial shopping center of nearly one million square feet in size with the potential for office and recreational uses on the balance of the area.

To further the ongoing redevelopment efforts the City will utilize \$7,000,000 from HUD's Section 108 loan program to fund environmental remediation activities in this area. Additionally, \$335,000 from HUD Brownfield Economic Development Initiative grant dollars will be used to carry the interest only payments for the first two years of the loan.

This activity meets the CDBG program's national objective outlined at 24 CFR 570.208 (a)(4)(i), Activities benefiting – low and moderate income persons, specifically through job creation or retention activities. In addition to meeting the above-referenced national objective criteria, the project will also meet the eligible activity criteria in 24 CFR 570.203 (b), Special Economic Development Activities by creating jobs for low and

moderate-income persons.

H. Program Activity: American Dream Downpayment Initiatives (ADDI)

Funds for this activity will be used for assistance to first-time, low/moderate-income homebuyers. ADDI funds will be used by Consortium members for eligible costs including the costs of acquiring single family housing, eligible rehabilitation costs, eligible costs for the reduction of lead paint hazards, and related soft costs.

Each consortium member will develop a plan for conducting targeted marketing and outreach to residents and tenants of public and manufactured housing, and other families assisted by public housing agencies. Outreach efforts may include the distribution of flyers to public housing agencies, mailers to tenants of public housing, and advertising on television, on radio, and in the newspapers. Clients eligible for the Section 8 Homeownership Program will be targeted when appropriate.

To help ensure that families receiving ADDI assistance are able to undertake and maintain homeownership, Consortium members may make referrals of suitable clients to housing counseling agencies. Further, depending on funding availability, individual Consortium members may provide funding for housing counseling as deemed appropriate. The City anticipates assisting 10-12 first-time, low-income homebuyers with this program in FY 2004/2005.

I. Program Activity: Administration

Funds for this activity will be used for program administration and management of projects and programs under CDBG and HOME. There will be \$386,800 from CDBG funds allocated for this activity. This activity will be completed by June 30, 2005.

J. Program Activity: Program Contingency

Program contingency is reserved for additional project activity. There will be \$37,850.00 from CDBG funds allocated for this activity. It is estimated that at least 70% of the total funds available will be expended on activities that directly benefit low and moderate-income people.

III. GEOGRAPHIC DISTRIBUTION

Direct assistance during the year will be made available for low/moderate income households. The priorities set forth in this Plan were selected because they will benefit the areas of the City with the higher concentrations of low/mod income households. The specific areas targeted are the neighborhoods north of Broadway Road in Tempe. The supporting map and census data can be found in Appendix I of this document.

According to 2000 census data, 77.5% of the city's population is white, 82% are listed as non-Hispanic or Latino and 18% are Hispanic or Latino. The other race categories are: 3.7% - Black, 2% - American Indian/Alaska Native, 4.8% - Asian, 0.3% Native Hawaiian and other Pacific Islander. In addition, 8.5% are listed as some other race and 3.3% are listed as two or more races.

| Total Pop. | White | Black | American Indian/Alaska Native | Asian | Native Hawaiian or other Pacific Islander |
|---------------|--------------------------|-------------------|-------------------------------------|--------------------------|---|
| 158,674 | 122,971 | 5,803 | 3,194 | 7,541 | 454 |
| 100% | 77.5% | 3.7% | 2.0% | 4.8% | 0.3% |
| | Some other Race alone | Two or more Races | Hispanic or Latino | Not Hispani or Latino | С |
| | 13,472 | 5,239 | 28,487 | 130,187 | |
| | 8 5% | 3 3% | 18% | 82% | |

Source: 2000 Census

With regard to areas of minority concentration, only one census tract in the City indicates a higher concentration of minority households. According to 2000 census data, census tract 3193.00 indicates approximately 42.6% of the households are minority households. This census tract is north of Broadway Road therefore it is in the targeted areas.

| Census Tract 3193 | White | Black | American Indian/Alaska Native | Asian | Native Hawaiian or other Pacific Islander |
|----------------------|--------------------------|-------------------|-------------------------------------|---------------------------|---|
| 1,902 | 1,091 | 35 | 65 | 51 | 14 |
| 100% | 57.4% | 1.8% | 3.4% | 2.7% | 0.7% |
| | Some other Race alone | Two or more Races | Hispanic or Latino | Not Hispanio or Latino | e] |
| | 599 | 47 | 1,013 | 889 | |
| | 31.5% | 2.5% | 53.3% | 46.7% | |

Source: 2000 Census

An example of how the City targets funding to this area can be found in the home rehabilitation program. A higher preference is given to homeowners applying for the rehabilitation program and living in 6 of the 12 census tracts north of Broadway Road. Census tract 3193 is included in the preference area.

Other census tracts in the targeted area, north of Broadway and receiving preference for the rehabilitation program are 3188, 3189, 3191, 3192 and 3197.04. The East Rio Neighborhood, located within census tract 3184, also receives a preference for homeowner rehabilitation.

IV. FIVE YEAR GOALS AND OBJECTIVES

This year's Action Plan for the fiscal year 2004/2005 identifies strategies to improve our community through the use of federal and non-federal funds. The City's strategies covering the five years from FY2000 are identified in the Consolidated Plan. Objectives identified in the Consolidated Plan were, and continue to be: to provide affordable housing, homeless services, supportive social services and non-housing activities. These are all considered high priorities for the City.

The following chart identifies the above listed objectives and lists the activities the City proposes to undertake in FY2004/2005 to meet these objectives:

| Consolidated Plan | Activities Proposed | Activities Year-to-Date |
|---|--|--|
| Objectives 2000-2004 Affordable Housing | FY2004 • Homeowner Rehab- CDBG | 2000-2004 Homeowner Rehab – CDBG |
| Homeless Services | Homeowner Rehab - HOME Homeowner Rehab - HOME Match Section 8 Tenant-Based Assist. Section 8 First-time Homebuyers Programs Rental Reinvestment Program AZ Bridge to Independent Living Lead-Paint; Testing & Evaluation Central Arizona Shelter Services MesaCAN; East Valley Men's Center | Homeowner Rehab – HOME Homeowner Rehab – HOME Match Section 8 Tenant-Based Assistance Section 8 First-time Homebuyers Programs Rental Reinvestment Program AZ Bridge to Independent Living Lead-Paint; Testing & Evaluation H.E.L.P.; City of Tempe Code Compliance Central Arizona Shelter Services MesaCAN; East Valley Men's Center Sojourner Center |
| | Sojourner Center Advocates for the Disabled Tempe Community Action Agency: Homeless Prevention | Advocates for the Disabled La Mesita-Family Emerg. Ctr. Mesa CAN; East Valley Transitional Training & Living Ctr. Homeward Bound Save the Family Tempe Community Action Agency: Homeless Prevention Phoenix Shanti |
| Supportive Social Services | Community Bridges Chrysalis Shelter Section 8 Family Self-Sufficiency Program Advocates for the Disabled Tempe Community Action Agency: Food Pantry Sojourner Center | Communities in Schools East Valley Catholic Social Services; My Sister's Place East Valley Addiction Council Chrysalis Shelter Community Legal Services Section 8 Family Self-Sufficiency Program Advocates for the Disabled Tempe Community Action Agency: Food Pantry Sojourner Center YWCA; Haven House Open Horizons Tri-City Behavior Health Meals on Wheels Tempe Adult Day Care The ARC of Tempe Center for Habilitation |
| Non-Housing Activities | Acquisition - Apache Boulevard Demolition- Apache Boulevard Relocation - Apache Boulevard Lead Paint Testing Historic Preservation Brownfield Redevelopment | Historic Preservation: Elias/Rodriguez House Streetscape Acquisition Demolition Relocation Lead Paint Testing Historic Preservation Brownfield Redevelopment East Rio Sidewalks Boys & Girls Club NewTowN Fair Housing Activities |

V. HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES

A. Homeless Needs

The following activities will be implemented in fiscal year 2004/2005 to address the needs of homeless persons and other special needs.

The City's Homeless Coordinator will work with the various entities city-wide that impact homeless individuals and families (social service agencies, the police department, city courts, etc.) to coordinate the response to homelessness.

In response to President Bush's call to end chronic homelessness, the homeless Coordinator will also facilitate the creation of a 10-Year Plan to End Homelessness for the City of Tempe. The Homeless Coordinator represents the City of Tempe Maricopa County Continuum of Care activities.

Mesa Community Action Network, Inc., through their East Valley Men's Center Center, will provide shelter and transitional services to homeless men in 84-bed shelter facility in the City of Mesa.

Central Arizona Shelter Services will provide shelter, supportive services including case management and access to additional applicable supportive services provided by CASS' partners.

YWCA's Haven House provides transitional housing and related services for homeless women and children.

Tempe Community Action Agency will provide a combination of emergency lodging, rent or mortgage assistance, and crisis intervention/case management services for families who are homeless or at risk of being homeless.

In addition, the City's Homeless Coordinator will coordinate efforts with agencies to provide services to homeless individuals and families within the City of Tempe. The City's Homeless Coordinator will represent the City at Continuum of Care activities.

B. Special Needs

East Valley Catholic Social Services will provide supportive services to victims of domestic violence through My Sister's Place. Domestic violence victims will also be provided services from Chrysalis Shelter, Sojourner Center and through the YWCA's Haven House.

Community Bridges (formerly East Valley Addiction Council) will provide aftercare services, relapse prevention education and family counseling for low income individuals suffering from alcohol and/or drug abuse.

Tempe Community Action Agency will provide emergency food boxes, food plus

packages, special diet grocery store gift certificates, provision of bread and baked goods, personal care/basic need kits and diaper assists.

Arizona Bridge to Independent Living will improve home access and safety for residents with significant disabilities or seniors by providing home modifications. In addition, the number of accessible units available in Tempe will increase.

The City's Family Self-Sufficiency Program, operated within the Section 8 Voucher (tenant-based) Program, will coordinate case management efforts to Section 8 participants so that they may become self-sufficient. The City anticipates assisting 80 individuals with this program.

The City's Housing Improvement Program will continue to benefit low to moderate homeowners and make necessary repairs to their homes. The purpose of the City of Tempe's Housing Improvement Program is to further the goal of providing a decent house and a suitable living environment to all citizens, as well as the preservation of older Tempe neighborhoods.

This program is targeted towards homeowners who do not have the necessary resources to obtain a home improvement loan.

The City's Rental Reinvestment Program provides five year forgivable loans for the moderate rehabilitation of existing rental units. The rehabilitated units must be rent and income restricted for five years. Owners must contribute a minimum of 50% of the per unit rehabilitation costs however, if the owner agrees to participate in the City's Section 8 Rental Assistance Program, the owner would only need to contribute 25% of the per unit rehabilitation costs.

C. Public Housing

The City of Tempe does not administer a public housing or other project-based housing assistance program.

VI. OTHER ACTIONS

A. Underserved Needs

The City will continue to analyze how it can better meet the needs of the underserved through housing programs and supportive services (See Continuum of Care Gaps Analysis Tables under Section D of this plan). The City will address obstacles through the Section 8 Housing, CDBG and HOME Programs. These programs will address affordable housing needs of the City and assist low-income people.

B. Fair Housing/Impediments

The City of Tempe continues to place emphasis on ensuring that residents are informed about the Fair Housing Act and that they do not encounter discrimination in the housing market. In FY2003, the City actively addressed the Analysis of Impediments to Fair Housing Choice. Recommended actions for the fiscal year will include continued issue

identification, solution development and implementation of the following actions.

Public notices for the Consolidated Plan and the Consolidated Annual Performance and Evaluation Report (CAPER) for FY 2003 were modified to identify the Analysis of Impediments to Fair Housing Choice as one of the planning documents that is available for review and comment by the public. The City of Tempe Human Relations Commission's website was modified to include contact information for the City's Fair Housing Coordinator. The City of Tempe joined the Arizona Fair Housing Partnership. In conjunction with HUD, the Arizona Fair Housing Partnership, and the City of Scottsdale, the City of Tempe sponsored and facilitated a community event on April 14 2004, to educate the public and housing industry staff about accessibility issues as they pertain to the Fair Housing Act. This event received media attention and the Fair Housing Coordinator was interviewed on the radio.

Section 8 staff conducts briefings with all new tenants that include written and verbal information about Fair Housing and how to file a complaint regarding potential discrimination. The Fair Housing Coordinator obtained a Public Service Announcement from the National Ad Council about housing discrimination and the ad has been aired on the City's public access channel with contact information for the Fair Housing Coordinator. The Fair Housing Coordinator made multiple presentations about Fair Housing issues to City staff and community groups throughout the year. The Fair Housing Coordinator has contacted Tempe Parent Teacher Organizations and Service Organizations to inform them of staff's availability to make presentations on this subject.

Through these continued efforts, the City's long-range goals of reducing the incidence of discrimination experienced by our citizens will be met. In addition, the City will continue its efforts in developing strategies that assure the affordable housing inventory is preserved.

It is anticipated that approximately \$5,000 in CDBG administrative funds will be used for fair housing activities in the program year.

C. Barriers to Affordable Housing

It is the City of Tempe's commitment to provide quality affordable housing. Land values in Tempe are relatively high, and continue to move upward because the City is attractively built, land-locked and centrally located with regional facilities. Land value is certainly an important factor in the overall cost of a project and affects its ability to compete with similar projects where land costs may be lower.

To promote owner-occupied housing in a market that is pricing out single-family dwelling development, the City of Tempe modified the zoning ordinance by establishing zoning categories that encourage higher density. This will allow the builder to erect more single-family dwellings at a lower cost to buyers, thus making homeownership a reality for lower income citizens of Tempe.

The City of Tempe is sensitive to barriers of affordable housing and therefore has adopted residential zoning standards that encourage more creative and flexible design

solutions.

In addition, the City has committed staff and resources to the goal of providing affordable housing opportunities. This is evidenced in Section D below.

D. Affordable Housing

The City of Tempe has made an effort through the years in realizing a range of housing for all income levels and types of individuals and groups. However, as Tempe builds out, it continues to face challenges in providing similar opportunities for both new and existing residents with varied socio-economic backgrounds.

Most of the housing available in Tempe is relatively new, and in good condition. Information from the 1990 Census indicates that 71% of the housing available has been built since 1970.

Faced with limited land available for housing, and build-out, housing consists of quality design and construction as well as providing the amenities that reinforce pride in ownership and longevity.

The City of Tempe has development design standards for residential areas that are not overly restrictive or costly. The City has taken steps to assure that their requirements for the construction of housing does not restrict the ability of any person, especially low to moderate income families, to purchase or rent.

In order to provide affordable housing for low-income residents, the City will provide the following affordable housing opportunities to current and new residents of Tempe:

- The Section 8 Housing Assistance Program provides rental assistance to extremely low and very-low income individuals and families anywhere in the City of Tempe. Program participants must locate their own housing and enter into lease agreements with private landlords. The housing to be leased must meet City of Tempe codes and Federal Housing Quality Standards for decent, safe and sanitary housing.
- ♦ The City was awarded a grant for the sum of \$62,500 for calendar year 2004 to fund a Family Self Sufficiency (FSS)/Homeownership Specialist position. This position will assist with current FSS program duties and will administer a Section 8 Homeownership program for Section 8 participants. It is anticipated that 25 families will be assisted during FY 2004/2005.
- ♦ The Housing Improvement Program offers funding to assist homeowners with low or moderate incomes to rehabilitate their owner-occupied homes. After rehabilitation, homes will meet City of Tempe codes and Federal Housing Quality Standards for decent, safe and sanitary housing.
- ◆ The Community Assistance Mortgage Program, CAMP, is a first time homebuyer program to assist low-income households purchase a home. CAMP provides deferred

loans to eligible households for down payment assistance, prepaid expenses and reasonable closing costs. This program is funded with city funds but was designed to be able to use both CDBG or HOME funds in the future. It is anticipated that 19 individuals will be assisted during FY 2004/2005 with funds from this program.

◆ The Acquisition/Rehabilitation Program provides non-profits with the opportunity to acquire and/or rehabilitate for sale units as affordable housing. Funds are available on an up to dollar for dollar matching basis per property. The City's investment will not exceed 50% of the total development cost for any single property. Properties will first be offered to participants on the Section 8 Family Self-Sufficiency program. In addition, the housing must be sold using the Community Land Trust model - with the land being held by a community based, non-profit organization. CDBG funds are used for this program.

Currently, NewTowN, a Community Development Corporation, is partnering with the City to provide affordable housing opportunities under this Program. This program is being expanded to make it available citywide to any other interested, and qualified community development corporations.

The Rental Reinvestment Partnership, RRP, is designed to assist owner investors rehabilitate existing rental properties. The improved properties will, in turn, be rented to low-income tenants. The RRP provides forgivable loans to owners for moderate rehabilitation of existing rental units. The units will be rent and income restricted for five years.

If an owner agrees to participate in the city's Section 8 Housing Assistance Program, owners may receive loans of up to \$14,999, or 75% of the per unit costs (whichever is less) and must contribute a minimum of 25% of the per unit cost. Owners not participating with Section 8 may receive loans of up to \$14,999 or 50% of the per unit costs (whichever is less) and must contribute a minimum of 50% of the per unit cost. This program is designed to be funded from CDBG, HOME or City funds. It is anticipated that initially, it will be funded from the city's CDBG Housing Improvement Program funds.

- ◆ The Community Land Trust of Tempe has been awarded the development rights to develop two units of affordable for-sale housing on city-owned lots in the Apache Boulevard Redevelopment Area. The land on which the units will be sold, will be transferred to the CLTT to be held in trust by the CLTT. This will ensure the units will be affordable for current and future owners.
- One of the goals of providing Homebuyer Education classes is to enable first-time homebuyers to view homeownership as a viable option. The City has contracted with Neighborhood Housing Services and Housing for Mesa to provide Homebuyer Education classes. Completion of courses will continue to be a required element of the city's affordable housing programs.

The City will continue to explore partnerships to provide affordable housing opportunities within the City of Tempe.

E. Community Housing Development Organization: NewTowN

The Maricopa HOME Consortium will assist NewTowN CDC, a Community Housing Development Organization (CHDO), with CHDO set-aside funds in fiscal year 2004/2005. The amount allotted to NewTowN for FY 2004/2005 is \$262,558. The City of Tempe is responsible for monitoring and overseeing affordable housing activities implemented by NewTowN. Funds will be used for acquisition of units for permanent rental housing, single family reconstruction/substantial rehabilitation, new construction of multifamily rental units, eligible CHDO operations, and administrative costs.

F. Continuum of Care

The City of Tempe is committed to addressing the needs of the homeless and related supportive services, including persons with HIV/AIDS. During the current year, the City's Homeless Coordinator has actively participated in the Maricopa County Continuum of Care activities including the Ranking and Review Committee, the Planning subcommittee, and the Housing subcommittee and the Regional Council. The City's Homeless Coordinator will represent Tempe in Continuum of Care activities.

The following Gaps Analysis, Tables 1A and 1B for Homeless and Special Needs Populations, provides information on the priorities and needs.

The City of Tempe continues to address these needs by supporting activities such as Mesa CAN, an emergency shelter for homeless men in the East Valley, and other organizations such as Central Arizona Shelter Services, Chrysalis Shelter, Sojourner Center, Advocates for the Disabled and Tempe Community Action Agency, to name a few.

In addition, funding is provided to agencies addressing the needs of homeless persons and the special needs of non-homeless persons who require supportive housing, including persons with HIV/AIDS. Advocates for the Disabled is supported by the City through CDBG.

Table 1A: Continuum of Care Gaps Analysis Chart

| | | Estimated Need | Current Inventory | Unmet Need/ Gap |
|---------|-----------------------------------|-------------------|----------------------|--------------------|
| | Individuals | | I | 1 |
| Example | Emergency Shelter | 100 | 40 | 26 |
| | Emergency Shelter | 741 | 0 | 400 |
| Beds | Transitional Housing | 1,689 | 0 | 350 |
| Deas | Permanent Supportive Housing | 1,523 | 25 | 1,500 |
| | Total | 3,953 | 25 | 2,250 |
| | Persons in Families With Children | | | |
| | Emergency Shelter | 958 | 0 | 525 |
| D - J - | Transitional Housing | 2,510 | 44 | 1,050 |
| Beds | Permanent Supportive Housing | 487 | 0 | 275 |
| | Total | 3,955 | 44 | 1,850 |

Table 1B: Continuum of Care Homeless Population and Subpopulations Chart

| Part 1 Homeless Population | Shel | Sheltered | | Total |
|---|-----------|--------------|-------------|-------|
| • | Emergency | Transitional | | |
| Example | 75 | 125 | 105 | 305 |
| Homeless Individuals | 1,123 (N) | 1,278 (N) | 2,563 (N,E) | 4,964 |
| 2. Homeless Families with Children | 254 (N) | 459 (N) | 633 (N,E) | 1,346 |
| 2a. Persons in Homeless Families with Children | 843 (N) | 1,547 (N) | 2,121 (N,E) | 4,511 |
| Total (lines 1 + 2a) | 1,966 | 2,825 | 4,684 | 9,475 |
| Part 2: Homeless Subpopulations | Shel | tered | Unsheltered | Total |
| 1. Chronically Homeless | | 480 (E) | 468 (E) | 950 |
| 2. Seriously Mentally III | | 509 (N) | | |
| 3. Chronic Substance Abuse | | 1,615 (N) | | |
| 4. Veterans | | 170 (N) | | |
| 5. Persons with HIV/AIDS | | 65 (N) | | |
| 6. Victims of Domestic Violence | | 597 (N) | | · |
| 7. Youth | | 25 (N) | | |

Source: Maricopa Association of Governments; 2003 HUD/McKinney Application Summary

G. Institutional Structures

The City of Tempe uses its partnership with the Tempe Community Council to maintain its relationship with local service providers. The Tempe Community Council, TCC, serves as a liaison between the City and local service providers. The TCC will process funding requests from social service agencies, review them and make recommendations to the City.

In addition, the City, through its public forums, receives input from agencies and will make recommendations to the City Council. The City of Tempe will also support local service providers with direct assistance for affordable housing activities through its Rehabilitation Program.

The City of Tempe will continue to interact with other jurisdictions and organizations to provide affordable housing and other related services in Tempe.

H. Lead-based Hazards

The City will address, monitor, evaluate and reduce lead-based paint hazards throughout the community. This is viable through the identification of any potential lead-based paint hazards within the community. Units requesting rehabilitation assistance through the City's Housing Improvement Program, Rental Reinvestment Program and H.E.L.P Program will be reviewed for possible lead-paint hazards. Units meeting the requirements for lead-paint testing, will be tested and evaluated for lead-based paint hazards prior to any rehabilitation assistance being offered. Costs of lead-paint testing and evaluations will be considered grants to the homeowner. The City will continue to keep current on lead-based paint issues through staff training.

I. Environmental Compliance

The City will continue to conduct environmental reviews in accordance with the requirements in 24 CFR 58. The level of environmental review required is determined by the type of activity funded.

Exempt activities covered in this Action Plan that are declared exempt by HUD, and therefore not subject to the National Environmental Policy Act (NEPA) or statutory/regulatory review include:

- Administrative and planning activities,
- Environmental studies or assessments, and
- Payment of reasonable engineering and design costs

Categorically excluded/exempt activities that result only in the provision of services or a change of tenancy or ownership of existing structures and do not result in physical changes to structures are excluded from NEPA and, after adequate review, may be considered exempt from some statutory review requirements. These activities covered in this Action Plan include:

- Supportive services including housing services,
- Operating expenses including maintenance, security, insurance, and utilities,
- Activities to assist homebuyers to purchase existing or newly constructed units, and
- Affordable housing pre-development costs including legal, consulting, developer and
 other costs relating to obtaining site options, project financing, administrative costs
 and fees, and other related activities which do not have a physical impact.

Categorically excluded activities are other activities categorically excluded from NEPA, but not from the statutory/regulatory requirements. Those activities covered in this Action Plan include:

- Single-family rehabilitation,
- Acquisition and/or rehabilitation of single- or multi-family housing, provided that:
 - ✓ Unit density or building occupancy is not increased more than 20%,
 - ✓ The project does not involve changes in land use classification (e.g. from single-family residential to multi-family residential), and
 - ✓ The estimated cost of rehabilitation is less than 75% of the total estimated cost of replacement after rehabilitation.
- Single-family new construction, provided that:
 - ✓ Only a single activity has taken place (i.e. construction only) and no acquisition, demolition or other activity in addition to construction; and

Either

- ✓ Projects apply to an individual structure (unrelated to the development of other structures), or
- ✓ Units are on scattered sites more than 2,000 feet apart.
- Activities requiring an Environmental Assessment are those that are not exempt or categorically excluded and are any activities not in compliance with the statutory requirements. These activities will require that the city prepare an Environmental Assessment of the project's impact on the human environment. If no significant

impact will occur, then the City will publish a public Finding of No Significant Impact (FONSI) and a Notice of Intent to Submit a Request for Release of Funds (RROF). A public comment period will be included in the publication of the FONSI and RROF. The City will then submit the RROF to HUD for review and approval.

If a significant impact is anticipated, the City will then publish a Notice of Intent to complete an Environmental Impact Statement (EIS) and then will complete the required EIS.

A current Compliance Statement and Continuation Statement to the Environmental Review Record is found in Appendix VI of this Action Plan.

J. Anti-Poverty Strategy

According to the 2000 Census, the overall poverty rate for Tempe was 14.9%. The following were identified in Tempe as being below the poverty level:

• Families: 2,555

• Female head of households (no husband present): 1,027

Individuals, 18 years and over: 17,502
Individuals, 65 years and over: 558

In the on-going effort to reduce the number of persons below the poverty rate, the following strategies, as identified in the Consolidated Plan, will be used in this fiscal year:

- Section 8 rental assistance and CDBG funds will be used for administering the Family Self-Sufficiency (FSS) Program in Tempe. The FSS Program provides case management and coordinates efforts with resources for Section 8 residents to achieve economic independence and self-sufficiency.
- The City has entered into a Memorandum of Understanding with the U.S. Department of Housing and Urban Development, the Arizona Department of Economic Security and Maximus-Arizona Works for the purpose of improving, through collaboration and partnership, services administered by each of the partners which impact the self-sufficiency of concurrently enrolled low-income clients.
- CDBG will fund public services that seek to reduce poverty through training
 programs and employment opportunities. Public service agencies receiving funding
 during this fiscal year that meet this criteria include: Advocates for the Disabled,
 Central Arizona Shelter Services, Chrysalis Shelter, City of Tempe Family SelfSufficiency Program, Community Bridges, Mesa Community Action Network, Inc.,
 Sojourner Center and Tempe Community Action Agency.

K. Assisted Housing Strategy

The City of Tempe continues to administer the Section 8 Rental Assistance Program (Housing Choice Vouchers). The Housing Authority currently is authorized to receive funding for 1,082 Housing Choice Vouchers.

The mission of the City's Housing Authority is to promote adequate, affordable housing, economic opportunity, and a suitable living environment for the families we serve,

without discrimination. Annually, the City submits a Plan to the U.S. Department of Housing & Urban Development. The Annual Plan sets goals and objectives for carrying out the mission.

The assisted housing goals stated in the Annual Plan are:

- Expand the supply of assisted housing
- Improve the quality of assisted housing
- Increase assisted housing choices
- Provide an improved living environment
- Promote self-sufficiency and asset development of assisted households
- Ensure equal opportunity and affirmatively further fair housing

These goals are consistent with the goals and objectives outlined in the Consolidated Plan. The City's FY2003-2004 Annual Plan was approved by City Council on March 13, 2003.

L. Monitoring Plan

The City will monitor activities on an on-going basis to ensure that funds will be expended for low/moderate income people and in accordance with federal regulations and City procedures.

Monitoring efforts for CDBG subrecipients will be conducted at least annually to ensure that subrecipients are in compliance with all regulations governing their administrative, financial and programmatic operations.

A monitoring checklist will be used to examine fiscal and program performance and to measure regulatory compliance. This monitoring will be conducted by Housing staff who are properly trained in the monitoring process.

Monitoring for all other activities will be conducted by the Housing Services Division. HOME Program activities will be monitored by HOME Consortium monitoring team members. In addition, the programs will be included in the City of Tempe's annual independent audit.

VII. PROGRESS TOWARDS OBJECTIVES

Using the City's 2000 Consolidated Plan, which listed both long and short-term goals, the following is a summary of the progress that has occurred on each of the City's goals:

■ Public Facilities: Activities falling within this category include senior centers, youth centers, neighborhood facilities, child care centers, parks and recreation facilities, health facilities, parking facilities and other public facilities.

<u>Short-term objective</u>: Selection of a developer for the development of the historic Harrington/Birchett house in the downtown area of Tempe.

<u>Progress</u>: The developer has been selected but a development agreement has still not yet been signed. Because of a downturn in the economy, development financing is lagging and slowing progress for the development. No federal or city funds will be used for this historic preservation project.

■ Infrastructure Improvements: Activities falling within this category include waste disposal facilities, flood drainage improvements, water improvements, street improvements, sidewalk and sewer improvements, asbestos removal and other infrastructural needs.

Short-term objective: Street improvements in the Apache Boulevard Project Area and on University Drive will be under construction and completed within two years.

<u>Progress</u>: Pedestrian lighting has been completed. Additional general improvements are being reviewed.

<u>Short-term objective:</u> Sidewalks will be funded, under construction and completed within one year in the Apache Boulevard and University Drive Project Area.

<u>Progress:</u> Sidewalks were completed in the north Tempe neighborhood of East Rio. CDBG funds were used for this project. Federal funds other than CDBG were used for other sidewalk improvements.

■ Public Service Needs: Activities falling within this category include senior, handicapped, youth, employment and training, crime awareness, substance abuse, fair housing counseling, and homeless services, as well as other public service needs.

The City has continually used the 15% CDBG cap to fund public services. As evidenced in this Action Plan, the types of services range from family self-sufficiency programs for Section 8 tenants to homeless services, domestic violence programs, transitional housing programs and home modifications.

In addition to using the 15% grant limitation, the City has continually committed other funding, such as general funds of the city and program income, for use in public services. Also, CDBG funds and city funds are committed for furthering fair housing efforts in the City. These efforts include, but are not limited to, fair housing counseling, referrals and distribution of information.

<u>Short-term objective</u>: Commit \$10,000 in funding to Advocates for the Disabled for the first year of the Consolidated Plan.

<u>Progress:</u> \$10,000 in CDBG funding was committed to Advocates for the Disabled for the first year of the Plan. In addition, \$15,000 in funding was committed for the FY2001-2002 program year. \$25,000 in CDBG funds was committed for the FY2002-2003 year. \$25,000 in CDBG funds is being committed for the FY2003-2004 program year. In FY 2004-2005 \$25,000 in CDBG funds will be committed to advocates for the Disabled.

<u>Short-term objective:</u> Commit funding to East Valley Addiction Council, [now called Community Bridges] for detoxification/emergency counseling, case management and relapse prevention.

<u>Progress:</u> \$41,250 in CDBG funding was committed to East Valley Addiction Council in the first year of the Consolidated Plan. In addition, \$41,250 in funding was committed for the FY2001-2002 program year. \$26,250 was committed in CDBG funds for the FY2002-2003 program year. \$41,250 is being committed for the FY2003-2004 program year and \$41,250 is being committed for the FY2004-2005 program.

■ Youth Programs: Activities falling within this category include childcare centers with a low need priority level and youth services which has a high priority level.

<u>Short-term objective:</u> Commit funding to establish one facility every 2 years for the next four years. Funding to be committed is \$250,000.

<u>Progress:</u> The City is moving forward with this activity. In northwest Tempe, a multigenerational facility has been built. In north Tempe, another multi-generational facility is proposed and the architect has been selected. This project is nearing design completion. Construction financing is contained in the City's 2003-2005 bi-annual Capital Improvements Project budget. It is anticipated construction will start in 2004.

Short-term objective: Commit funding to Tempe Community Council for the Communities in Schools program that targets youth to prevent school dropout. Funding to be committed is \$50,000 during the first year of this plan.

<u>Progress:</u> In the first year of the Plan, \$50,000 was committed to the Communities in Schools program. In the FY2001-2002 program year, \$55,000 in CDBG funds was committed to this activity. In FY2002-2003, this activity was funded by city funds for \$100,000. In FY2003-2004, this activity was again funded by city general funds for \$100,000. In FY2004-2005, this activity will be funded by city general funds for \$100,000.

■ Senior Program Needs: Activities falling within this category include services that target the senior citizens of our City.

Short-term objective: Commit funding to Tempe Community Action Agency for their Home Delivered Meals program. Funding to be committed is \$11,984 during the first year of the Consolidated Plan.

<u>Progress:</u> \$11,984 in CDBG funds were committed to the Tempe Community Action Agency, TCAA, in the first year of the Plan. \$4,577 in CDBG funds was committed during the FY2001-2002 program year for this activity. In the FY2002-2003 program year, this activity was funded for \$6,477 in CDBG funds. It will also receive city funds. In FY2003-2004, TCAA's Food Pantry is being funded in the amount of \$32,400 in CDBG funds and in FY2004-2005 it will receive \$66,700 in CDBG funds.

■ Planning Needs: Activities falling within this category include the development of Specific Area Plans for the northwest Tempe and north Tempe neighborhoods. It is estimated that \$100,000 in funding would be needed to address this low priority need.

<u>Short-term objective</u>: Create individual Specific Area Plans for each neighborhood that will be unique guides to the revitalization of these neighborhoods.

<u>Progress</u>: Because of the economic downturn, the City was forced to postpone indefinitely its development of neighborhood strategic and/or specific area plans.

VIII. CITIZEN COMMENTS

Community development needs of the City of Tempe were assessed through one community meeting, two public hearings and one issue review session. As required by 24CFR 91.105(e), at least two public hearings must be conducted during each program year. Of the two hearings, at least one must be held before the proposed Action Plan is published.

The City held four meetings prior to the publication of the Action Plan. The community meeting was held in a low to moderate-income neighborhood and as part of the Tempe Community Council's public meeting on November 5, 2003. This location was convenient to the public, accessible to people with disabilities and was adequately publicized.

The first public hearing was held on February 19, 2004 at a regularly scheduled meeting of the Tempe City Council. The location was convenient to the public, accessible to people with disabilities and was adequately publicized. Public comments were received by NewTowN (see Appendix VIII).

On March 25, 2004, the proposed public service activities using CDBG and city funds was proposed at the City Council Issue Review Session. The public was given the opportunity to comment on the proposals. No public comments were received.

On March 25, 2004, the proposed funding for 2004/2005 activities, using CDBG, HOME, City Funds and Program Income funds was proposed at the City Council Issue Review Session. The public was given the opportunity to comment on the proposals. One public comment was received by a non-profit. The commenter requested additional funding be directed to the non-profit for affordable housing activities. No change to the proposed activities was made as a result of the public comment.

The Action Plan was published and advertised in the Tribune for public comment. In addition, the Housing Services web site provided access to the proposed Action Plan as well as the Public Comment Notice. The Public Comment Notice was also posted in the Housing Services Division office.

The second public hearing was held on April 7, 2004. Citizens were given an opportunity to comment on the Council's action plan of objectives and projected use of funds, prior to the publication of the Action Plan. Comments from the public participation process are included in

Appendix VIII.

IX. SUMMARY

The activities identified in the City's 2004/2005 Action Plan are important factors in implementing programs benefiting low/mod income people throughout the City of Tempe. The City will coordinate with Maricopa County, State Agencies, Tempe Community Council and other social service agencies to provide assistance to programs dealing with homeless issues.

The City of Tempe will take an aggressive role in staff training to effectively address the needs of families who are being assisted through federal programs and local funds.

X. PROGRAM SPECIFIC REQUIREMENTS

- A. HUD-424
- B. Certifications

Community 2020; Proposed Projects: The City of Tempe has opted not to use Community 2020 to list proposed projects. The City will enter the project information into HUD's Integrated Disbursement and Information System, IDIS.

Application for U.S. Department of Housing OMB Approval No.2501-0017 (exp. 03/31/2005) Federal Assistance and Urban Development DUNS No. 074 466 814 2. Date Submitted 4. HUD Application Number 1. Type of Submission Application Preapplication 3. Date and Time Received by HUD Existing Grant Number B-03-MC-04-0504 6. Applicant Identification Number 86-6000262 7. Applicant's Legal Name 8. Organizational Unit City Government City of Tempe 9. Address (give city, county, State, and zip code) 10. Name, title, telephone number, fax number, and e-mail of the person to be contacted on matters involving this application (including area codes) A. Address: 21 E. Sixth Street B. City: Tempe A. Name: Liz Chavez C. County: Maricopa B. Title: Housing Services Supervisor C. Phone: 480-350-8950 ΑZ D. State: D. Fax: 480-350-8902 E. Zip Code: 85281 E. E-mail: liz_chavez@tempe.gov Employer Identification Number (EIN) or SSN 12. Type of Applicant (enter appropriate letter in box) C A. State I. University or College 86-6000262 B. County J. Indian Tribe 13. Type of Application C. Municipal K. Tribally Designated Housing Entity (TDHE) Continuation Revision D. Township New X Renewal L. Individual E. Interstate M. Profit Organization F. Intermunicipal N. Non-profit If Revision, enter appropriate letters in box(es) A. Increase Amount B. Decrease Amount C. Increase Duration G. Special District O. Public Housing Authority D. Decrease Duration E. Other (Specify) H. Independent School District P. Other (Specify) 14. Name of Federal Agency U.S. Department of Housing and Urban Development 15. Catalog of Federal Domestic Assistance (CFDA) Number 16. Descriptive Title of Applicant's Program 1 4 --- 218 Community Development Activities Title: Community Development Block Grants Component Title: Community Planning & Development 17. Areas affected by Program (boroughs, cities, counties, States, Indian Reservation, etc.) Tempe, AZ Maricopa County 18b. Proposed Program end date 19a. Congressional Districts of Applicant 19b. Congressional Districts of 18a. Proposed Program start date 6/30/05 7/1/04 Program 20. Estimated Funding: Applicant must complete the Funding Matrix on Page 2. 21. Is Application subject to review by State Executive Order 12372 Process? This preapplication/application was made available to the State Executive Order 12372 Process for review on: Date A. Yes Program is not covered by E.O. 12372 B. No Program has not been selected by State for review. 22. is the Applicant delinquent on any Federal debt? Yes If "Yes," explain below or attach an explanation

Funding Matrix The applicant must provide the funding matrix shown below, listing each program for which HUD funding is being requested, and complete the certifications. Grant Program* HUD Applicant Other HUD Other Federa Local/Tribal State Other Program Share Match Funds Share Share Share Income CDBG 1,933,000.00 100.000.00 2.033.000.00 HOME 581,554.00 136,301.00 100,000.00 817.855.00 HOME (ADDI) 87,951.00 21,989.00 109,940.00 0.00 0.00 0.00|0.00|0.00|0.00|0.00 Grand Totals 2.602,505.00 158,290.00 200,000.00 2,960,795.00 For FHIPs, show both initiative and component Certifications I certify, to the best of my knowledge and belief, that no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all sub awards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage of the Byrd Amendment, but State-recognized Indian tribes and TDHEs established under State law are not excluded from the statute's coverage. This application incorporates the Assurances and Certifications (HUD-424B) attached to this application or renews and incorporates for the funding you are seeking the Assurances and Certifications currently on file with HUD. To the best of my knowledge and belief, all information in this application is true and correct and constitutes material representation of fact upon which HUD may rely in awarding the agreement. 23. Signature of Authorized Name (printed) Will Manley Date (mm/dd/yyyy) 05/11/2004 Titte City Manager

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

- 1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
- Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
- 3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
- 4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
- 5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
- 6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -

- (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
- (b) Requiring such employee to part in e satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction — The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

5/11/2004

Date

City Manager
Title

Signature/Authorized Official

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation - It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

- 1. <u>Maximum Feasible Priority</u>. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
- 2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 2002, 2003, 2004 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
- 3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force - It has adopted and is enforcing:

- 1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
- 2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint - Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws – It will comply with applicable laws.

Signature/Authorized Official 5/11/2004

Date

City Manager

Title

OPTIONAL CERTIFICATION CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

| N/A to the City of Tempe | |
|-------------------------------|------|
| Signature/Authorized Official | Date |
| Title | |

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

| N/A to the City of Tempe | | | | | | | |
|-------------------------------|------|--|--|--|--|--|--|
| Signature/Authorized Official | Date | | | | | | |
| | | | | | | | |
| Title | 100 | | | | | | |

ESG Certifications

The Emergency Shleter Grantee certifies that:

Major rehabilitation/conversion-- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

Essential Services -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

Renovation -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal, State, local, and private assistance.

Matching Funds -- It will obtain matching amounts required under §576.71 of this title.

Confidentiality -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of the shelter.

Homeless Persons Involvement -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

Consolidated Plan -- It is following a current HUD-approved Consolidated Plan or CHAS.

| N/A to the City of Tempe | | | | | | |
|-------------------------------|------|---|--|--|--|--|
| Signature/Authorized Official | Date | | | | | |
| Title | | _ | | | | |

| HOPWA C | Certifications |
|--|--|
| The HOPWA grantee certifies that: | |
| Activities Activities funded under the program will me public and private sources. | eet urgent needs that are not being met by available |
| Building Any building or structure assisted under that the plan: | program shall be operated for the purpose specified in |
| 1. For at least 10 years in the case of assistance investigation of a facility, | olving new construction, substantial rehabilitation, or |
| 2. For at least 3 years in the case of assistance involor structure. | lving non-substantial rehabilitation or repair of a building |
| N/A to the City of Tempe | |
| Signature/Authorized Official | Date |
| | |
| Title | |

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. <u>Drug-Free Workplace Certification</u>

- 1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
- 2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
- 3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
- 4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
- 5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
- 6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant.

Place of Performance (Street address, city, county, state, zip code)

21 E. Sixth Street, Suite 214 & 208, Tempe, Maricopa, AZ 85281

31 E. Fifth Street, Tempe, Maricopa, AZ 85281

660 S. Mill Avenue, Suite 105, Tempe, Maricopa, AZ 85281

Check ___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace required by 24 CFR part 21.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C.812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

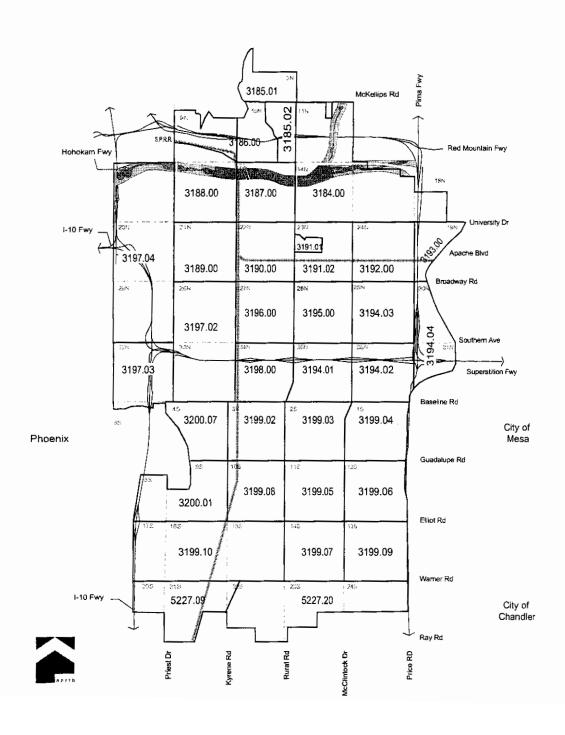
"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPENDIX I

Demographics with Map 2000 Census Data







Population Characteristics

Population by Race & Ethnicity

| Census Traci | Total | White | Black or African American alone | American Indian and Alaska | Asian alone | Native Hewailan and Other Pacific | Some of her race alone | Two or more races | dispanic or Latino | |
|--------------------|----------------|----------------|--|-------------------------------------|----------------|--|------------------------------|-------------------|-----------------------|----------------|
| i Aircainst | | | | Native | | Islander | 100 | | | |
| 3184.00 | 4,446 | 3,320 | 66 | 112 | 114 | 3 | 689 | 142 | 1,401 | 3,045 |
| 3185.01 | 3,333 | 2,857 | 42 | 46 | 90 | 9 | 191 | 98 | 484 | 2,849 |
| 3185.02 | 2,139 | 1,800 | 32 | 30 | 57 | 0 | 170 | 50 | 336 | 1,803 |
| 3186.00 | 1 | 1 | 0 | . 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 3187.00 | 2,693 | 2,315 | 75 | 27 | 68 | 16 | 129 | 63 | 187 | 2,506 |
| 3188.00 | 6,239 | 4,283 | 312 | 240 | 273 | 43 | 833 | 255 | 1,836 | 4,403 |
| 3189.00 | 6,753 | 5,329 | 194 | 174 | 168 | 27 | 655 | 206 | 1,359 | 5,394 |
| 3190.00 | 3,823 | 3,246 | 100 | 55 | 121 | 9 | 163 | 129 | 312 | 3,511 |
| 3191.01 | 3,188 | 1,451 | 139 | 57 | 997 | 13 | 361 | 170 | 730 | 2,458 |
| 3191.02 | 10,084 | 6,893 | 311 | 282 | 1,067 | 31 | 1,068 | 432 | 2,216 | 7,868 |
| 3192.00 | 9,321 | 5,674 | 356 | 372 | 349 | 8 | 2,062 | 500 | 3,552 | 5,769 |
| 3193.00 | 1,902 | 1,091 | 35 | 65 | 51 | 14 | 599 | 47 | 1,013 | 889 |
| 3194.01 | 5,621 | 4,752 | 304 | 59 | 125 | 15 | 221 | 145 | 652 | 4,969 |
| 3194.02 | 4,326 | 3,714 | 115 | 63 | 155 | 5 | 181 | 93 | 443 | 3,883 |
| 3194.03 | 5,009 | 4,037 | 202 | 115 | 162 | 17 | 318 | 158 | 753 | 4,256 |
| 3194.04 | 3,472 | 3,108 | 58 | 16 | 73 | 10 | 128 | 79 | 320 | 3,152 |
| 3195.00 | 5,584 | 4,825 | 116 | 58 | 170 | 5 | 239 | 171 | 598 | 4,986 |
| 3196.00 | 5,652 | 4,552 | 140 | 101 | 155 | 21 | 484 | 199 | 1,004 | 4,648 |
| 3197.02 | 8,382 | 5,605 | 524 | 313 | 381 | 65 | 1,133 | 361 | 2,099 | 6,283 |
| 3197.03 | 4,094 | 3,189 | 192 | 95 | 93 | 13 | 398 | 114 | 797 | 3,297 |
| 3197.04 | 1,206 | 813 | 44 | 69 | 41 | 23 | 162 | 54 | 332 | 874 |
| 3198.00 | 7,050 | 5,216 | 400 | 182 | 275 | 33 | 658 | 286 | 1,472 | 5,578 |
| 3199.02 | 2,720 | 2,236 | 103 | 45 | 44 | 6 | 218 | 68 | 478 | 2,242 |
| 3199.03 | 6,048 | 5,203 | 152 | 41 | 223 | 5 | 245 | 179 | 537 | 5,511 |
| 3199.04 | 5,387 | 4,664 | 142 | 43 | 137 | 4 | 271 | 126 | 632 | 4,755 |
| 3199.05 3199.06 | 5,382 3,016 | 4,509 2,553 | 180 91 | 68 13 | 216 220 | 8 1 | 242 70 | 159 | 618 | 4,764 |
| 3199.06 | | | 32 | 5 | 67 | 0 | | 68 27 | 212 | 2,804 |
| 3199.07 | 2,473 2,327 | 2,310 1,980 | 69 | 25 | 74 | 3 | 32 89 | 87 | 142 | 2,331 |
| 3199.08 | 2,512 | 2,274 | 68 | 10 | 105 | 0 | 33 | 22 | 360 159 | 1,967 |
| 3199.09 | 3,914 | 3,294 | 75 | 18 | 338 | 8 | 74 | 107 | 327 | 2,353 3,587 |
| 3200.01 | 5,948 | 4,128 | 542 | 167 | 277 | 12 | 541 | 281 | 1,128 | 4,820 |
| 3200.07 | 5,950 | 4,120 | 449 | 194 | 280 | 19 | 670 | 225 | 1,120 | 4,533 |
| 5227.09 | 1,662 | 1.360 | 41 | 12 | 163 | 0 | 56 | 30 | 1,417 | 1,480 |
| 5227.20 | 7,017 | 6,276 | 102 | 22 | 412 | 8 | 89 | 108 | 399 | 6.618 |
| Totals | 158,674 | 122,971 | 5,803 | 3,194 | 7,541 | 454 | 13,472 | 5,239 | 28.487 | 130,187 |
| Percentagi | 100% | 77.5% | 3.7% | 2.0% | 4.8% | 0.3% | 8.5% | 3.3% | 18.0% | 82.0% |
| Source: 2000 (| | 11.5% | 3.1 76 | 2.0% | 4.076 | 0.3%] | 0.3% | 3.3% | 10.0% | 02.0% |

Source: 2000 Census



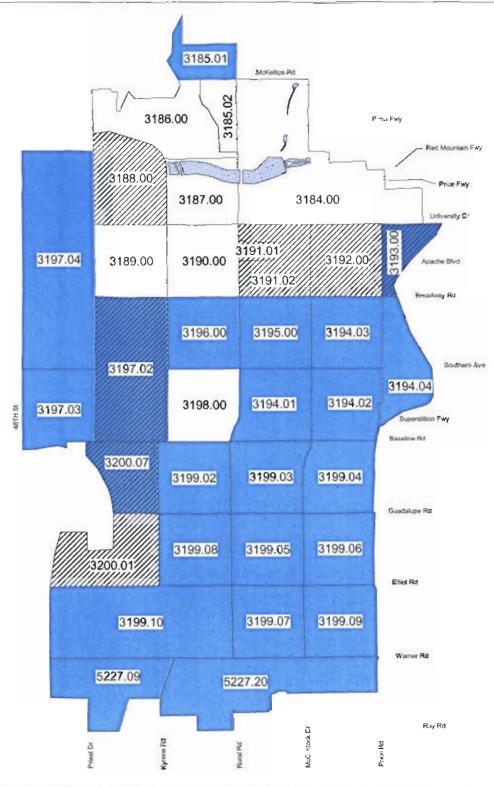
2000 Income Characteristics

Tempe Household Income

| | | Median | Less | - Striktion | 14 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 | AND THE | lane one | | 7 | Printer State Control | 1517770 · · · · · · · · · · · · · · · · · · |
|-----------------|---------------------|-----------|----------|-------------|--|-------------|-------------------------|--|-------------|-------------------------|---|
| Census Tract | Total Households | household | than | to | to | \$20,000 to | \$25 000 E6 \$29 999 | 100 miles (100 miles 100 miles | \$35,000 to | \$40,000 to \$44,999 | \$49,999 |
| 1140 | cao que no los | Income | \$10,000 | \$14,999 | \$19.999 | | | | | | 240,333 |
| 3184.00 | 1,720 | 37,248 | 144 | 126 | 120 | 116 | 121 | 117 | 182 | 113 | 102 |
| 3185.01 | 1,509 | 32,457 | 109 | 115 | 163 | 110 | 172 | 125 | 106 | 90 | 74 |
| 3185.02 | 999 | 46,023 | 46 | 61 | 74 | 51 | 47 | 93 | 85 | 38 | 24 |
| 3186.00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 3187.00 | 331 | 14,427 | 123 | 48 | 38 | 15 | 37 | 0 | 21 | 0 | 8 |
| 3188.00 | 3,004 | 28,231 | 439 | 264 | 285 | 296 | 322 | 295 | 228 | 233 | 162 |
| 3189.00 | 2,723 | 38,735 | 162 | 188 | 195 | 219 | 241 | 175 | 225 | 164 | 140 |
| 3190.00 | 994 | 38,750 | 147 | 58 | 84 | 59 | 55 | 62 | 46 | 65 | 19 |
| 3191.01 | 1,285 | 16,063 | 460 | 157 | 145 | 96 | 94 | 46 | 46 | 43 | 41 |
| 3191.02 | 4,630 | 20,364 | 1,150 | 601 | 520 | 521 | 312 | 329 | 255 | 219 | 108 |
| 3192.00 | 3,905 | 27,419 | 685 | _282 | 401 | 421 | 353 | 335 | 386 | 219 | 204 |
| 3193.00 | 651 | 38,094 | 47 | 65 | 22 | 38 | 51 | 53 | 80 | 47 | 61 |
| 3194.01 | 2,225 | 49,125 | 180 | 104 | 127 | 129 | 78 | 148 | 99 | 94 | 185 |
| 3194.02 | 1,602 | 65,357 | 28 | 18 | 24 | 60 | 75 | 78 | 95 | 58 | 54 |
| 3194.03 | 1,950 | 50,402 | 90 | 66 | 59 | 106 | 104 | 155 | 131 | 137 | 118 |
| 3194.04 | 1,551 | 50,316 | 78 | 77 | 25 | 102 | 56 | 94 | 88 | 156 | 88 |
| 3195.00 | 2,321 | 47,205 | 141 | 82 | 74 | 105 | 231 | 135 | 131 | 153 | 179 |
| 3196.00 | 2,406 | 41,432 | 175 | 110 | 200 | 125 | 178 | 215 | 137 | 158 | 142 |
| 3197.02 | 3,409 | 41,440 | 275 | 131 | 209 | 183 | 162 | 292 | 354 | 291 | 215 |
| 3197.03 | 2,013 | 32,173 | 164 | 189 | 152 | 199 | 206 | 181 | 101 | 110 | 102 |
| 3197.04 | 416 | 41,985 | 22 | 22 | 16 | 38 | 25 | 39 | 19 | 46 | 45 |
| 3198.00 | 2,985 | 35,656 | 283 | 179 | 145 | 216 | 277 | 361 | 195 | 174 | 131 |
| 3199.02 | 1,011 | 47,371 | 43 | 43 | 69 | 46 | 35 | 39 | 108 | 95 | 49 |
| 3199.03 | 2,566 | 58,345 | 105 | 60 | 132 | 99 | 130 | 76 | 105 | 200 | 71 |
| 3199.04 | 1,952 | 61,200 | 49 | 40 | 35 | 62 | 61 | . 77 | 144 | 124 | 78 |
| 3199.05 | 2,085 | 62,415 | 68 | 32 | 47 | 94 | 121 | 117 | 109 | 100 | 102 |
| 3199.06 | 1,086 | 100,000 | 28 | 0 | 38 | 17 | 34 | 22 | 17 | 26 | 20 |
| 3199.07 | 871 | 96,548 | 8 | 11 | 0 | 32 | 44 | 33 | 0 | 20 | 27 |
| 3199.08 | 963 | 54,728 | 49 | 27 | 17 | 30 | 72 | 56 | 51 | 104 | 30 |
| 3199.09 | 897 | 73,344 | 18 | 0 | 0 | 17 | 35 | 31 | 53 | 35 | 60 |
| 3199.10 | 1,282 | 97,725 | 28 | 0 | 33 | 20 | 18 | 28 | 8 | 25 | 46 |
| 3200.01 | 2,755 | 41,370 | 202 | 171 | 127 | 110 | 196 | 241 | 262 | 178 | 126 |
| 3200.07 | 2,565 | 41,318 | 136 | 152 | 164 | 192 | 107 | 214 | 220 | 240 | 230 |
| 5227.09 | 538 | 83,231 | 0 | 0 | 0 | 10 | 9 | 28 | 0 | 5 | 10 |
| 5227.20 | 2,351 | 90,368 | 65 | 0 | 53 | 20 | 41 | 98 | 31 | 56 | 41 |
| Total | 63,551 | 42,361 | 5,747 | 3,479 | 3,793 | 3,954 | 4,100 | 4,388 | 4,118 | 3,816 | 3,092 |

The income reported on the table above is derived from answers to the 2000 Census Census questionnaire on income received in calendar year 1999. The Household Income includes money made by the head of household and all other persons 15 years old and over in the household, whether related to the head of household or not. Census Tract 3186.00 has only one household, therefore, income information was not disclosed.





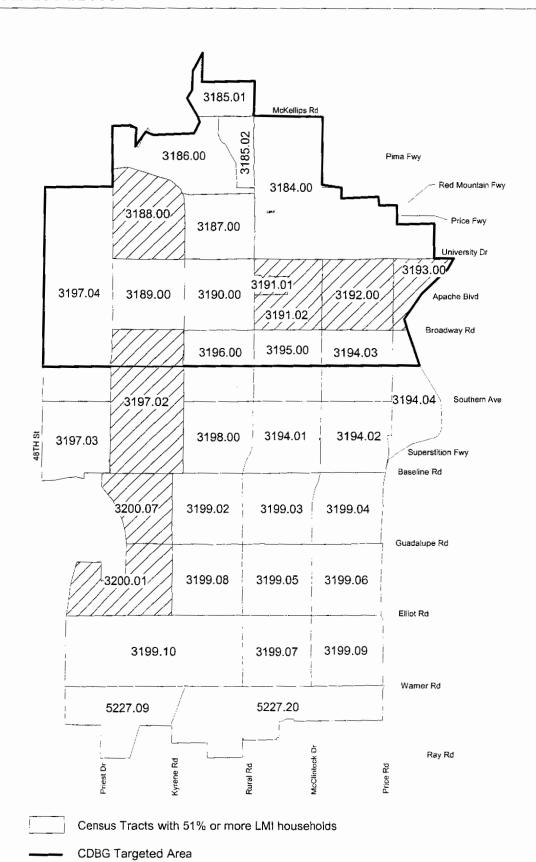
We encourage families to move into the shaded areas because they are considered to have a lower concentration of poverty

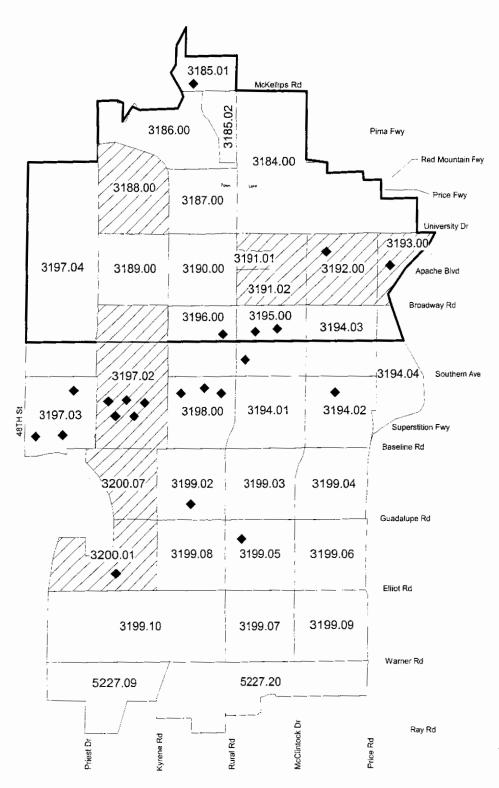


Areas identified with a lower concentration of poverty, at or below the overall 13% poverty rate for the City of Tempe.



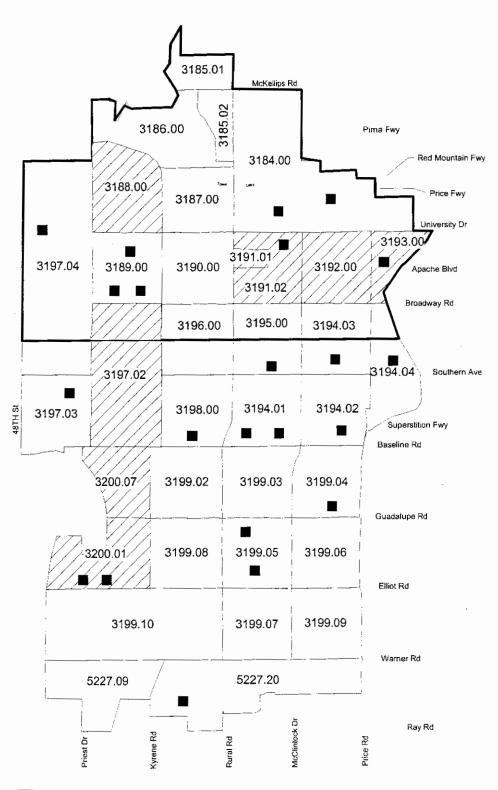
Concentrated areas with 30% or more minority households.





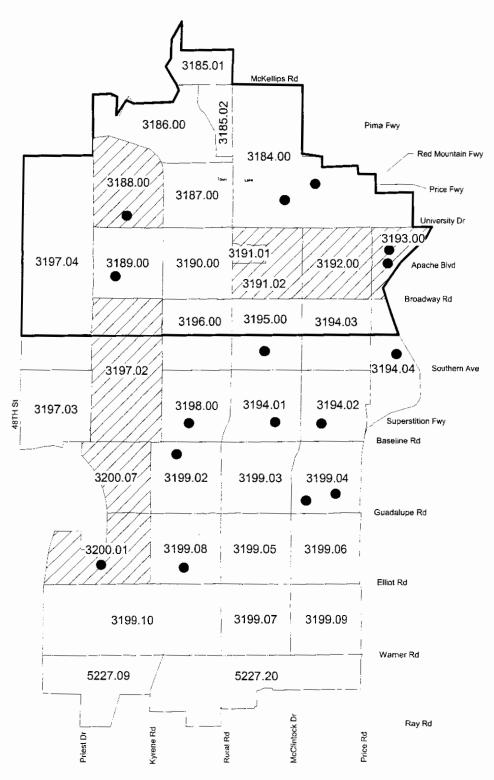
FY 2002/2003 CDBG Emergency Rehab projects completed

CDBG Targeted Area



FY 2002/2003 HOME Rehab (HIP) projects completed

CDBG Targeted Area



FY 2002/2003 HOME- CAMP projects completed

CDBG Targeted Area

APPENDIX II

Tempe Community Council Meeting Agenda



Katherine Hanley, Executive Director 34 E. 7th Street, Tempe, Arizona 85281 (480) 858-2300 Fax: (480) 858-2319 Web Address: http://www.tempe.gov/tcc

Board of Director's Agenda

Date: Wednesday, November 5, 2003

Time: 7:30 a.m.-8:30 a.m.

Hatton Hall, 34 E. 7th St., 1 block south of City Hall Place:

7:15 Greet & Eat All

7:30 Convene Wayne Ettenborough, President

7:32 Minutes (in mailing) Mary O'Connor, Secretary

> *TCC Board Minutes from September 3, 2003 *TCC Board Minutes from September 25, 2003

*CIS Advisory Board Minutes from August 26, 2003

7:35 September 2003 Treasurer's Report (in mailing) Brenda Shears, Treasurer

7:37 *2002-2003 TCC Audit (available by request) Brenda Shears & Rose Pinson, Accounting Manager

7:45 Patti Hatvick, City of Tempe Housing CDBG Presentation

7:55 Old/New Business

> *Disability Task Force Martha Cronin, Management Assistant

Don Carlos Update

Lynette Stonefeld, CIS Director

Communities for Kids/Introduction of Elissette Cabello Communities for All Ages

Kate Hanley, Executive Director

Open Horizons/School Tax Credit RFP

Shana Ellis, Assistant Director

Agency Review Update, Committee & Site Visit Sign Up Beth Fiorenza, Management Assistant

H2O New Match Partner

Kate Hanley

Martha Cronin

8:20 Announcements

VSUW Site Visit

Wayne Ettenborough

Introduction of new TCC Staff Member Amanda Baldwin

Shana Ellis

1st Congregational Culinary Event (handout)

Kate Hanley

8:28 **Upcoming Events**

- November 5, 2003 Don Carlos Humanitarian Award Reception (invitation mailed)
- November 14, EV Needs Assessment Summit, 8:00-10:00 a.m., Mesa Sheraton
- November 14, City of Tempe Board & Commission Dinner (invitation to be mailed)
- November 26, Temple Emanuel, 5801 S. Rural, 7:00 p.m. (flyer in packet)
- December 2, "Tooling Up for the Holidays" fundraiser for Open Horizons at Stephen's Ace Hardware, Broadway & Rural (invitation to be mailed)
- December 4, Agency Review Orientation, Hatton Hall, 4:00-5:00 p.m.
- December 9, 1st Congregational Church Culinary Event (invitation to be mailed)
- Week of January 26-30, 2004 ½ day requested, Agency Review Interviews, Hatton Hall
- February 20, Agency Review Final Meeting
- February 28, Empty Bowls, Tempe Beach Park, 11:00 a.m.-2:00 p.m. (invitation to be mailed)
- February 28, Tempe Governor's Ball (invitation to be mailed)

8:30 Adjourn Wayne Ettenborough

The Next TCC Board Meeting: Wednesday, December 3, 7:30 a.m., Hatton Hall *Board Action Requested

Board members unable to attend a meeting are requested to call TCC at (480) 858-2300

Tempe Community Council endeavors to make all public meetings accessible to people with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call (480) 858-2300 to request an accommodation to participate in the meeting.

APPENDIX III Notice of Public Hearings

TEMPE 100 LANDER DUNCH SE

Logal Advortising

120 W. First Avenue Mesa, Arizona 85210

Affidavit of Publication

Billing Account#

7109927

P.O. NUMBER:

PUBLIC NOTICE

Invoice Number:

183779

Price: \$ 34.69

STATE OF ARIZONA County of Maricopa

I, Sharon Grzyb, Legal Clerk, acknowledge that the attached ad was published in a newspaper of general circulation. The dates of the publication are as follows: OCT. 16, 2003

The Tribune (East Valley & Scottsdale Edition)

Legal Clerk

CITY OF TEMPE PUBLIC NOTICE

The City of Tempe Housing Division is proposing to amend the Action Plan for Community Development Block Grant and HOME Program Funding for fiscal year 2003-2004. The proposed amendments include the use of the HUD Section 108 Loan Program for Brownfield development activities and for CDBG fund to be used to assist with development fees for the new Pappas School facility on Apache Boulevard. The Action Plan is available for review at the Housing Services Division Office, located at 21 E. Sixth Street, Sulte 214, Tempe, Arizona from 7:00 a.m. to 5:00 p.m. In addition, a public hearing will be held on December 4, 2003 at the regularly scheduled City Council meeting at 7:30 p.m. at the City of Tempe Council Chambers, 31 E. Fifth Street.

Comments on the Action Plan must be submitted in writing to the City of Tempe Housing Services Division, P.O. Box 5002; Tempe, AZ 85280.

The City of Tempe endeavers to make all public meetings at secsible to persons with disabilities. With 48 hours advance can also be provided for sight and/or hearing impaired persons at public meetings Please cell 480-350-8241 (voice) or 480-350-8201 (TDD) to request an accommodation

request an accommodation to participate in the City Council Meeting.

Equal Housing Opportunities

Oct. 16, 2003/183779

Sharon Grzyb, personally appeared before me, whom I know personally to be the person who signed the above/attached document and he/she proved he/she signed it.

OCT. 16, 2003

Notary Public

OFFICIAL SEAL
DIANNA NEDD
NOTARY PUBLIC-ARIZONA
MARICOPA COUNTY

A Commission Expires Sent. 16, 2005

TEMPE HOUSING SER VICES
2003 OCT -9 PT 1: 3.1

Tribune

East Valley & Scottsdale

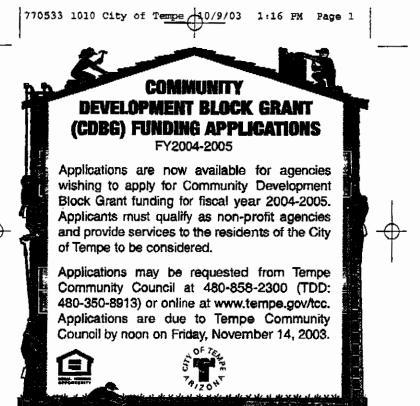
FAX COVER SHEET

| DBI 7 | IVER A TOTAL OF 2 PAGES | (INCLUDING COVER) TO: |
|-------|-------------------------|-----------------------|
| ٠. | NAME: Liz Chaves | Z |
| . · · | COMPANY: CITY & TEX | n 🔎 e |
| | PHONE: | |
| | FAX: 350-89 | 702 |

FROM-

| NAME: CHRIS CARLSTON / MARKETING ASSIST | | | | | |
|---|----------------|--|--|--|--|
| COMPANY: | THE TRIBUNE | | | | |
| PHONE: | (480) 898-6392 | | | | |
| FAX: | (480) 898-6463 | | | | |

COMMENTS:



CITY OF TEMPE NOTICE OF PUBLIC HEARING

A Public Hearing will be held on the City of Tempe Community Development Block Grant (CDBG) and HOME programs annual applications for funding. The Hearing will be held February 19, 2004 at 7:30 p.m. in the City Council Chambers, 31 East Fifth Street, Tempe, Arizona.

The February 19, 2004 hearing will be to obtain views and proposals from citizens on how the CDBG and HOME funds the City may receive from the U.S. Department of Housing & Urban Development in fiscal year 2004/2005 might be used. Also, the purpose of the hearing is to obtain citizens views and comments on Community Development and Housing needs and priorities in the City of Tempe.

To aid citizens who might wish to participate in the planning process, the following is a sample list of eligible activities under the CDBG and HOME programs:

Affordable housing activities Property acquisition and disposition Property clearance and demolition Housing rehabilitation and preservation Housing services Housing construction Homeownership assistance Relocation assistance Lead-based paint testing and abatement Public services Public facilities and improvements Historic preservation Street improvements Neighborhood facilities Economic development Activities Planning and administration

Information regarding the City's CDBG Annual Action Plan and application and the City's CDBG and HOME funding programs in general, is available at the City of Tempe Housing Services Division at 21 East Sixth Street, Suite #214, Tempe, Arizona (Phone: 480-350-8950, TDD 480-350-8913).

Written comments may be submitted to: City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280. All written comments received prior to the public hearing will be forwarded to City Council.





Housing Services



HOME E-GOVERNMENT CONTACT US

Complete



Housing Services

Programs
Home Buyer Class
Fair Housing
Homeless Coordinator
Rental Reinvestment

Topics

Arts & Museum
Business Services
City Hall
Economic Development
Employment
Environmental
Library

Parks & Recreation
Planning &
Development

Police

Fire Town Lake

Refuse

Resident Services

Transportation
Visitor Center

Water Utility
Text Only Menu

Departments

Mayor and Council
City Manager
City Attorney
City Clerk
City Court
Community Relations
Community Services
Development Services
Diversity Department

Economic Development
Financial Services

🕽 Fire

Human Resources
Information Technology

Police

HOUSING SERVICES DIVISION

21 E. 6th St. Suite 214
Tempe, AZ. 85281
2nd floor Orchidhouse, South of Municipal Complex

Phone: (480) 350-8950 TDD: (480) 350-8913 Fax: (480) 350-8902

Division Supervisor: Liz Chavez



*

CDBG Action Plan FY 2004-2005 Public Comment | CDBG Action Plan (2003 CDBG Action Plan FY 2004-2005 Public Comment Notice | Section 8 Administration 8 Informal Hearing Procedures | Section 8 Informal Review Procedures Choice Voucher Program

What we do...

Housing Services provides the following services: Rehabilitation of structures wit interest loans; Section 8 rental assistance housing for elderly, disabled, and low-families; CDBG/HOME administration; Family Self-Sufficiency program; Fair Hot activities.

Hours of Operation

Our office hours are Monday through Friday, 7am to 5pm. Closed on major holic For more info Housing Services and programs offered, contact our Information Line: (480) 350-8974

Related Links

- U.S. Dept. of Housing & Urban Development
- Secretary of State: Landlord/Tenant Act
- Landlord Registration
- Registrar of Contractors
- Better Business Bureau
- HUD Disbarment Website

Tribune

Logal Advortising

120 W. First Avenue Mesa, Arizona 85210

Affidavit of Publication

Billing Account# 7109927

P.O. NUMBER: 2ND PUBLIC NOTICE

Invoice Number: 342047

Price: \$ 29.08

STATE OF ARIZONA County of Maricopa

I, Sharon Grzyb, Legal Clerk, acknowledge that the attached ad was published in a newspaper of general circulation. The dates of the publication are as follows: APRIL 5, 2004

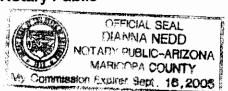
The Tribune (East Valley & Scottsdale Edition)

Legal Clerk

Sharon Grzyb, personally appeared before me, whom I know personally to be the person who signed the above/attached document and he/she proved he/she signed it.

APRIL 5, 2004

Notary Public





2nd PUBLIC NOTICE

The City of Tempe Housing Division has developed its Action Plan for Community Development Block Grant and HOME Program Funding for fiscal year 2004-2005. The Action Plan is available for review at the Housing Services Division Office, located at 21 E. Sixth Street, Suite 214, Tempe, Arizona from 7:00 a.m. to 5:00 p.m. In addition, a public hearing will be held on May 6, 2004 at the regularity scheduled City Council Chambers, 31 E. Fifth Street. Comments on the Action Plan must be submitted in writing to the City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 95:280. The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.

EQUAL HOUSING OPPORTUNITY

April 5, 2004/342047



CITY OF TEMPE 2ND PUBLIC NOTICE

The City of Tempe Housing Division has developed its Action Plan for Community Development Block Grant and HOME Program Funding for fiscal year 2004-2005.

The Action Plan is available for review at the Housing Services Division Office, located at 21 E. Sixth Street, Suite 214, Tempe, Arizona from 7:00a.m. to 5:00pm.

In addition, a public hearing will be held on May 6, 2004 at the regularly scheduled City Council meeting at 7:30pm at the City of Tempe Council Chambers, 31 E. Fifth Street.

Comments on the Action Plan must be submitted in writing to the City of Tempe Housing Services Division, P.O. Box 5002, Tempe, AZ 85280.

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 480-350-8241 (voice) or 480-350-8400 (TDD) to request an accommodation to participate in the City Council Meeting.

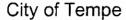
Sí usted desea interpretación de esta noticia en Español, por favor llame y deje mensaje para Liz Chavez, 480-350-8950 (TDD: 480-350-8913)



APPENDIX IV

City Clerk Memorandum On Issue Review Session

Memorandum





IRS/E-SESSION AGENDA ITEM SUMMARY

To: Kathy Matz, City Clerk

From: Liz Chavez, Housing Services Supervisor

Date: March 15, 2004

ITEM TITLE: CDBG/HOME Program Activities Selection, FY2004/2005

MEETING DATE REQUESTED: March 25, 2004

IRS ITEM OR E-SESSION? IRS

TO BE PRESENTED BY: Patty Hatvick, Housing Services Grants Accountant

SUMMARY OF ITEM:

The purpose of this IRS is for the City Council to review and select the activities to fund using CDBG, HOME and Program Income funds received in Fiscal Year 2004/2005.

FOR IRS ITEMS, COUNCIL DIRECTION ITEM OR DISCUSSION ONLY? Council Direction

<u>FOR E-SESSION ITEMS</u>, HAS ITEM BEEN REVIEWED/APPROVED BY CITY ATTORNEY'S OFFICE? N/A

ANY TIMING CONSTRAINTS RELATIVE TO REQUESTED IRS DATE? Yes If yes, please explain.

Council direction is needed so the 2004/2005 Action Plan can be completed and published for public comment before the second public hearing before Council on April 7, 2004.

APPENDIX V

Resolution 2004.36 Council Approval of Action Plan

RESOLUTION NO. 2004.36

A RESOLUTION OF THE CITY COUNCIL OF TEMPE, ARIZONA AUTHORIZING THE SUBMISSION OF THE FY2004/2005 ACTION PLAN WITH APPROVAL OF THE FUNDING ACTIVITIES.

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has reserved approximately \$1,933,000 for the City of Tempe, Arizona, for the FY 2004/2005 Community Development Block Grant (CDBG) and the Maricopa County Consortium has reserved \$581,554 in HOME funds as well as additional funds for the American Dream Downpaymnet Initiative (ADDI) for FY 2004/2005 and for FY 2003/2004 in the amounts of \$46,955 and \$40,996 respectively. Estimated program income is \$200,000 for the FY2004/2005 in HOME Program funding; and

WHEREAS, the City of Tempe desires to participate in the CDBG and HOME Programs and pursuant to the program requirements, has held one (1) public meeting and two (2) public hearings allowing citizens and groups to participate in the determination of expenditure of the HUD funds, and

WHEREAS, the City of Tempe has held a public hearing to receive public comment on the City's CDBG/HOME Programs and Action Plan, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TEMPE ARIZONA, as follows:

- 1. The Community Development Block Grant and HOME Program Action Plan for FY2004/2005 and proposed funding activities are hereby approved.
- 2. The City Manager is authorized and directed to execute the required certifications of compliance associated with the City of Tempe's Community Development Block Grant and HOME Program Action Plan for FY2004/2005.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF TEMPE, ARIZONA, this 6th day of May, 2004.

Mayor Neil G. Giuliano

ATTEST:

City Clerk

City Attorney

APPENDIX VI

Environmental Compliance Statement Environmental Continuation Statement



HISTORIC PRESERVATION COMMISSION

Michael Deskin
Joseph Ewan
Bob Gasser, Chair
Richard Pagoria
Ann Patterson
Dr. Santos Vega
Stuart Siefer
C. Ron Wilson, Alternate
Liz Wilson, Alternate

HISTORIC PRESERVATION OFFICER

Joseph G. Nucci, RA



The City of Tempe is a Certified Local Government, in association with the United States Department of the Interior/National Park Service



Tempe Historic
Preservation Office
Development Services
Department
21 East 6th Street, Suite 208
P.O. Box 5002
Tempe, AZ 85280

480.350.8028 8579 FAX; 8913TDD

. . .



Tempe Historic Preservation Office (Tempe HPO)

Compliance Statement

Tuesday, January 06, 2004

Environmental Review Record 2004/2005 Scattered Sites Residential Rehabilitation Community Development Block Grant Program HOME Investment Partnership Program

Tempe is a Certified Local Government (CLG) by agreement with the Arizona State Historic Preservation Office (SHPO) and therefore is able to consult with, and verify compliance of, the undertakings of the Tempe Housing Services Division with respect to issues related to historic preservation. The Tempe Historic Preservation Office (Tempe HPO) understands the actions effected through the Tempe Scattered Sites program to have a beneficial effect on the conservation of Tempe's existing housing stock. Where these programs operate on older Tempe properties they have the potential to effect the enhancement of historic properties and neighborhoods. To this end, the Tempe HPO works closely with the Housing Services Division to ensure consideration of the community's cultural and historic resources within the context of CDBG/HOME undertakings.

Tempe's Scattered Sites program provides minor rehabilitation and repair activities on residential properties in accordance with goals and objectives identified in the Environmental Review Record (ERR) of the Scattered Sites Program. In addition to the general programmatic assessment provided by the ERR, consideration of site-specific conditions including historic preservation, explosive/flammable, or hazardous site conditions are addressed within these programs using an Environmental Supplement Form (sample attached). This detailed approach provides and integrated address of programmatic environmental effects while identifying opportunities for conservation and enhancement of historic resources.

The Tempe HPO continues to participate in the comprehensive review of the CDBG/HOME programs and to provide ongoing consultation for matters related to historic preservation. Accordingly, in its capacity as a CLG, the Tempe Historic Preservation Office finds that Tempe's Scattered Sites Residential Rehabilitation Programs remain in compliance with the requirements for historic preservation identified at 24 CFR 58 and that these programs continue to have a positive effect on Tempe's cultural and historic resources.

Sincerely,

Joseph G. Muccis

joe_nucci@tempe.gov

Joseph G. Nucci, Historic Preservation Officer

City of Tempe P. O. Box 5002 Tempe, AZ 85280 (480) 350-8587 (480) 350-8579 (FAX) (480) 350-8819 (TDD)



Development Services Department Housing Services

MEMORANDUM TO FILE

Tuesday, January 06, 2004

Continuation Statement
Environmental Review Record
2004/2005 Scattered Sites Residential Rehabilitation
Community Development Block Grant Program
HOME Investment Partnership Program

This memo references specific environmental review records that have been prepared for the rehabilitation of single family housing on scattered sites throughout Tempe under the CDBG and HOME programs. Tempe's Scattered Sites program consists of individual actions on approximately 50 one to four family dwellings each year. The program provides minor rehabilitation and repair of income qualified owner occupied residential properties.

Tempe's Scattered Sites program is funded, in part, with Federal funds under Title I of the Housing and Community Development Act of 1974, and Title II of the National Affordable Housing Act of 1990. The multi-year rehabilitation activities are defined at 24 CFR 58.35 (a)(4)(I) and convert to exempt status at 24 CFR 58.5X(1),(3),(4). Consideration of site-specific conditions such, as historic preservation, explosive/flammable, or hazardous site conditions are addressed within these programs on a case by case basis.

Tempe Redevelopment comprehensively reviewed its detailed environmental review record of the Scattered Sites Program most recently on May 23, 2003. This record has now been reviewed and as no changes in the program have occurred has been determined to remain applicable. Therefor the existing ERR is hereby continued in accordance with applicable program regulations.

Sincerely,

joe_nucci@tempe.gov

Joseph G. Nucci, Development Services

APPENDIX VII

Apache Boulevard Land Use Map



Proposed Land Use

(Special Area Development) Existing/Proposed Commercial-Retail Existing/Proposed Mixed Use Commercial Existing/Proposed Residential <8 du/acre Existing/Proposed Residential >8 du/acre R1-PAD Recomended Existing/Proposed Trailer Park Residential

N day

Existing Open Space

Existing Government Existing Educational

Existing Industrial

Industrial

Government/Educational

Existing Institutional

Open Space

Apache Bivd Redevelopment Project Area (Area 1) Apache Blvd Redevelopment Project Area (Area 2 - Special Area Development) 18 1 1 1 1

Proposed Streets

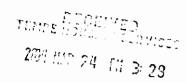
Apache Boulevard Redevelopment

Redevelopment Area contact Neil Callee at (480) 350-8028 or www.tempe.gov/apacheblvd For information on the Apache Boulevard

APPENDIX VIII

Public Comments

1 Tempe



FAX TRANSMISSION

DATE:

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8902

NUMBER OF PAGES, INCLUDING THIS ONE:

FROM: Tempe City Clerk's Office

RE:

City of Tempe
City Clerk, Kathy Matz
31 E. 5th Street – 2nd Floor
Tempe, Arizona 85281
Phone: (480) 350-8241 FAX: (480) 858-2012

PROPOSAL

City of Tempe FY 2004-2005 CDBG / HOME Funds

Date:

February 19, 2004

Organization:

Northwest Tempe Neighborhoods CDC ("NewTowN") 511 West University Drive #4, Tempe, AZ 85281

Contact:

Allen L. Carlson, Executive Director

Tel: (480) 517-1589; Fax: (480) 517-1490

Email: allen@newtowncdc.org; Website: www.newtowncdc.org

Proposal:

NewTowN is requesting renewal of its current Subreciplent Contract #C2000-198 and additional funding, up to three hundred and sixty thousand (\$360,000), to develop six units of affordable housing using the community

land trust model.

Through its current Subrecipient Contract with the City of Tempe, NewTowN has pioneered using the community land trust model to develop permanently affordable housing in Tempe. Although a number of significant challenges were encountered, NewTowN has created a successful program model and will complete the requirements of its initial contract.

- Four units have been completed, with ground leases executed and the land transferred
 to the Community Land Trust of Tempe (CLTT). A graduate of Tempe's Family SelfSufficiency (FSS) Program purchased the first home.
- NewTowN is currently in the process of rehabilitating two homes it has acquired.
 Purchase agreements have been executed for the resale of both homes; the land will transfer the CLTT in May and June 2004.
- NewTowN is in the process of purchasing two additional homes; qualified buyers have been identified for both homes.
- A participant in NewTowN's program will purchase the property developed by the CLTT at 1425 S. Stanley Dr.
- NewTowN has been developing a pool of qualified buyers and projections indicate that the demand for affordable housing will exceed the supply. Depending upon funding availability, NewTowN anticipates developing 8-10 units during 2004-2005.
- NewTowN has 66 participants currently working on a homebuyer action plan. 46
 Individual Development Account (IDA) participants are saving for homeownership and have combined savings of over \$45,000.

Program Description:

The First Time Homebuyer Program focuses on preparing potential buyers for homeownership (developing first time homebuyers). The Acquisition Development Resale (ADR) Program focuses on housing development and its goals include both neighborhood revitalization and the

increase of quality, affordable owner-occupied housing in Tempe. The ADR Program includes acquisition and rehabilitation of existing housing as well as new construction. NewTowN's service area includes all of Tempe.

Family Self-Sufficiency (FSS) Program: FSS Participants are given priority in NewTowN's First Time Buyer Program. NewTowN will provide homeownership counsaling to interested FSS participants, which will include development and implementation of an individualized homeouver action plan. FSS participants will be asked to sign a consent form authorizing NewTowN and the FSS Coordinator to communicate with one another regarding participants' action plan goals and progress.

FSS Participants who are interested in purchasing a property developed by NewTowN will be given priority over all other program applicants. Once qualified, a FSS participant will be given the opportunity to help select the home to be acquired by NewTowN. Qualified means the participant is able to obtain a mortgage and has a conditional loan approval letter from a lender. In the event there are no FSS participants who are interested and qualified to take advantage of the affordable homeownership opportunity offered by NewTowN, the opportunity will be made available to other qualified buyers.

In the event NewTowN acquires a property on "spec," FSS participants will be give a 14-day "first right of refusal." After that period has expired, the property will be made available to any income and program eligible homebuyer.

Property Selection Criteria: Unless new construction, a property selected for acquisition must be a single-family home and must meet at least one of the following criteria listed below. If new construction, the project must be a single-family home(s).

- If owner occupied, the property must need at least 15% of its market value in rehabilitation;
- 2. The most current use of the home must be rental housing and the home must be vacant; or
- The home must be vacant, owned by an investor and is being marketed as an investment property.

Funding: City CDBG and/or HOME funds are available for acquisition and/or rehabilitation on an up to dollar for dollar matching basis per property. The City's investment will not exceed 50% of the total development cost for any single property. NewTowN has a \$250,000 line of credit with National Bank of Arizona (the bank is in the process of increasing the amount to \$350,000).

A developer fee of up to 12% of the "hard costs" is allowed; payable upon sale of the unit to the homebuyer. NewTowN is responsible for any project related soft costs.

In absence of an approved alternative, housing developed must be sold using the Community Land Trust model with the land being held by a community-based non-profit organization.

Buyer Eligibility Criteria:

- 1. Must be a first time homebuyer as defined by FHA,
- Must meet income eligibility requirements (at or below 80% of the Area Median Income adjusted for family size), and
- Must be able to obtain a mortgage.

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Proposal:

Homeownership Counseling and Homebuver Education

Summary:

NewTowN has developed a comprehensive case management system designed to help low- and moderate-income individuals and families achieve homeownership in Tempe. One of the main assumptions of this program is that in addition to education and resources, participants need on-going support and encouragement in order to achieve the goal of homeownership. NewTowN addresses this need through one-on-one homeownership counseling and coaching. NewTowN also provides homebuyer education classes and financial literacy workshops in Tempe as well as Individual Development Accounts. NewTowN works closely with the City's Family Self-Sufficiency (FSS) Program, CAMP Program and EITC Initiative. NewTowN's program is accredited by the American Homeowner Education & Counseling Training Institute.

City of Tempe currently contracts with agencies in Mesa and Phoenix to provide homeownership counseling and homebuyer education to participants in the City's down payment assistance program (CAMP) and Family Self-Sufficiency (FSS) program.

NewTowN proposes that the City of Tempe contract with NewTowN to provide one-on-one homeownership counseling and homebuyer education to participants in the City's CAMP Program, FSS Program and the Section 8 Homeownership Program when it is implemented.

This proposal supports strategies contained in "Housing a Community", a City of Tempe planning document approved by City Council in Spring 2003: use of a case management system with homeownership as the goal and the use of Individual Development Accounts (pg. 32).

The following pages contain organizational background information, program description and methodology, and proposed fees for the services offered.

Organization Background:

NewTowN CDC is a 501(c)(3) nonprofit corporation created by residents in 1994 in response to concerns and unmet needs regarding housing, homeownership, access to goods and services, community-based development, neighborhood preservation, sustainability, and diversity.

Originally, NewTowN's service area was limited to northwest Tempe neighborhoods. The Board of Directors expanded NewTowN's service area to include all of Tempe in December 2002. The Maricopa HOME Consortium has designated NewTowN as a Community Housing Development Organization (CHDO).

Mission: NewTowN's mission is to promote community stability and viability through comprehensive community-based development, in Tempe neighborhoods and to enhance the quality of life for Tempe residents.

Current strategies include:

- Helping first time home buyers prepare for homeownership.
- Increasing the supply of affordable housing
- Asset development Individual Development Accounts
- Family-based child care Cradle House
- Community Building Promoting civic participation, leadership development and capacity building.

First Time Homebuyer Program

NewTowN's First Time Homebuyer program works to both prepare participants for homeownership and to increase the supply of affordable housing in Tempe. NewTowN targets low- and moderate-income (LMI) first time homebuyers who wish to purchase a home in Tempe.

Preparing First Time Homebuyers

Program participants work to complete an individualized action plan that addresses their barriers to homeownership (e.g., no savings, credit problems, excessive debt, poor money management skills, and lack of knowledge about the home buying process). Services provided include: one-on-one homeownership counseling and coaching, homebuyer education, credit counseling, money management and personal finance training, and individual Development Accounts (IDAs).

- Over 500 individuals have contacted NewTowN for help with homeownership
- 66 participants are currently working on a Homebuyer Action Plan
- 71 individuals have completed Homebuyer Education classes in Tempe that were sponsored by NewTowN
- 15 participants have purchased a home

Individual Development Accounts (IDAs) are an innovative way to help people save money and acquire significant assets. Participants open a savings account and earn matching funds (3:1, up to \$15,000) on money they save toward the purchase of a home.

- 46 IDA participants are saving to purchase a home in Tempe and have combined savings of over \$45,000
- * IDAs are highly leveraged. The Federal Home Loan Bank (FHLB) of San Francisco and Health and Human Services (AFI Demonstration project) have awarded NewTowN \$130,000 and \$75,000, respectively, in IDA match funds. Additional funding is expected from FHLB in 2004.

increasing the Supply of Affordable Housing

NewTowN acquires single-family homes, completes any rehab required, and then sells the homes to eligible first time homebuyers. Projects may also include new construction. NewTowN helped pioneer use of the community land trust model in Tempe and helped establish the Community Land Trust of Tempe (CLTT). The CLTT is used to help make the homes affordable, to ensure permanent affordability, protect owner-occupancy, and protect the community's investment in affordable housing. NewTowN completed the first community land trust transaction of its type in Arizona.

- 4 projects have been completed using the land trust model
- 2 projects are scheduled for completion in April 2004 and 2 more for completion in May 2004
- NewTowN has applied to the Maricopa HOME Consortium for funding to complete 4 additional units in 2004-2005.

Layering and Leveraging Resources:

NewTowN has developed an expertise in helping low- and moderate-income homebuyers to access, combine and leverage available resources in order to make owning a home in Tempe a reality. For example, many low-income first time homebuyers need to combine their savings (\$3,334 - \$5,000) with IDA match funds (\$10,000 - \$15,000) and CAMP funds (\$15,000 - \$17,500) and use the Community Land Trust of Tempe (\$50,000 - \$65,000) in order to purchase a home in Tempe.

Program Description and Methodology:

One of the main assumptions of this program is, that in addition to education and resources, participants need on-going support and encouragement in order to achieve the goal of homeownership. NewTowN addresses this need through one-on-one homeownership counseling and coaching. The coaching aspect distinguishes NewTowN from other homeownership programs. Another distinction is that NewTowN is knowledgeable about Tempe's CAMP program, FSS program and is participating in

Tempe's EITC Initiative and is invested in helping to increase the homeownership rate in Tempe. In addition to on-going counseling and coaching, NewTowN's case management system includes the following: initial screening, orientation, intake and assessment, assistance with obtaining resources and a home loan and help throughout the home buying process. NewTowN is certified by the American Homeowner Education and Training Institute (AHECTI) to provide homeownership counseling.

- Initial Screening. Potential participants complete an intake screening to determine eligibility and to identify barriers to homeownership. Eligible individuals are scheduled for an orientation and intake.
- 2. Orientation. Participants learn about NewTowN's programs and complete an exercise to determine their current buying power. The focus is on showing participants how they can increase their buying power by reducing debt and/or increasing income, and by using resources such as the community land trust, individual Development Accounts, and down payment assistance through the City of Tempa Community Assisted Mortgage Program (CAMP). Participants who want to enroll in the program complete an intake and assessment.
- 3. Intake and Assessment. Participants provide proof of income and sign a participation agreement. A tri-merge credit report and credit scores are obtained (NewTowN is a member of Merchants Information Solutions and has access to online credit reports). An assessment is completed to identify barriers to homeownership and an individualized action is developed to eliminate those barriers. Unless an individual has major debt that needs to be paid first, participants are enrolled in NewTowN's Individual Development Account (IDA) program.
- 4. <u>Counseling and Coaching.</u> Coaching activities provide participants with on-going support and encouragement. The focus is on Instilling hope and possibility, helping participants to believe that homeownership can be a reality and to stay motivated. Counseling activities include on-going review of the action plan and assistance throughout the home buying process: help resolving credit issues and managing debt, help with spending and saving plans; referrals for affordable loan opportunities, assistance with analyzing financing options and help with completing loan applications; help with applying to the CAMP program and other available resources; working with a realter and finding a home; and review of documents prior to the close of escrow.
- 5. Homebuyer Education. NewTowN is certified by the American Homeowner Education and Training Institute to provide homebuyer education. NewTowN provides classes in Tempe (Hatton Hall). The classes consist of 8 hours of classroom instruction and are provided by a certified educator and several volunteers from various disciplines, including real estate, home inspectors, insurance, title company, lenders, etc.

The instructor utilizes training materials to assist participants to answer the question, "Am I ready for homeownership?" Worksheets, self-assessment tests and ample time for individual questions allow participants to personalize the information provided and apply it to their own circumstances.

When participants complete the homebuyer education course, they are given a form to be completed by their lenders when the buyers are ready to close escrow. The lender completes the form, providing information such as type of loan, amount of the loan and close of escrow date. A copy of the certificate of completion is then faxed to the lender; the original certificate is kept with the participant's file. This method allows for tracking participant homeownership data.

A participant satisfaction survey is used to evaluate the effectiveness of the training provided. The survey evaluates both the content of the training as well as delivery of the material and the learning environment.

Volunteers are required to comply with a Code of Ethics for volunteer trainers.

Fee for Service:

Counseling Services

\$400.00 per participant closing (CAMP and FSS participants).

Fee includes assessment, development of a homebuyer action plan, identifying appropriate lending products, reviewing documents with the participant prior to close of escrow, on-going support and encouragement, action plan review, and program reporting.

Homebuyer Education Classes

\$500.00 per 8-hour class.

Fee includes 8 hours of instruction at a Tempe location, all materials, refreshments (including lunch), certificates of completion, tracking, follow-up and program reporting.

Four to six classes are proposed annually, depending upon demand.

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Proposal:

NewTowN is proposing that the City outsource its Community Assisted

Mortgage Program (CAMP) as a way to reduce costs and increase the efficiency of the program. NewTowN would operate the program on a fee-

for- service basis.

NewTowN would integrate CAMP with its First Time Homebuyer Program, a comprehensive case management system designed to help low- and moderate-income individuals and families achieve homeownership in Tempe. The First Time Homebuyer Program is designed to be a "one-stop shop" where individuals interested in purchasing a home in Tempe can receive a complete array of services, including assistance with accessing resources such as down payment assistance and obtaining affordable home loans.

In preparing participants to apply for a home loan, NewTowN collects much of the same documentation required by the CAMP program; i.e., income and employment verification, tax returns, etc. Much of this documentation is duplicated when participants apply to CAMP. Collecting the required documentation one time would eliminate duplication and save extra work for the participant, employers, and staff.

The current structure of the CAMP program requires that participants allow at least 45 days to close escrow. This puts CAMP participants at a significant disadvantage, most sellers expect buyers to close within 30 days.

NewTowN would operate CAMP on a fee for service basis. The fee would be charged on a per-participant basis, payable upon close of escrow.

First Time Homebuyer Program Description:

NewTowN's First Time Homebuyer program works to both prepare participants for homeownership and to increase the supply of affordable housing in Tempe.

Preparing First Time Homebuyers

NewTowN has developed a comprehensive case management system designed to help low- and moderate-income individuals and families achieve homeownership in Tempe. One of the main assumptions of this program is that in addition to education and resources,

participants need on-going support and encouragement in order to achieve the goal of homeownership.

In addition to on-going counseling and coaching, NewTowN's case management system includes the following: initial screening, orientation, intake and assessment, assistance with obtaining resources and a home loan and help throughout the home buying process. NewTowN is certified by the American Homeowner Education and Training Institute (AHECTI) to provide homeownership counseling.

- Initial Screening. Potential participants complete an intake screening to determine eligibility and to identify barriers to homeownership. Eligible individuals are scheduled for an orientation and intake.
- 2. Orientation. Participants learn about NewTowN's programs and complete an exercise to determine their current buying power. The focus is on showing participants how they can increase their buying power by reducing debt and/or increasing income, and by using resources such as the Community Land Trust, Individual Development Accounts, and down payment assistance through the City of Tempe Community Assisted Mortgage Program (CAMP). Participants who wish to enroll in the program complete an intake and assessment.
- 3. Intake and Assessment. Participants provide proof of income and sign a participation agreement. A tri-merge credit report and credit scores are obtained (NewTowN is a member of Merchants Information Solutions and has access to online credit reports). An assessment is completed to identify barriers to homeownership and an individualized action is developed to eliminate those barriers. Unless an individual has major debt that needs to be paid first, participants are enrolled in NewTowN's Individual Development Account (IDA) program.

IDAs are an innovative way to help households save money and acquire significant assets. Participants open a savings account and earn matching funds (3:1, up to \$15,000) on money they save toward the purchase of a home.

- 4. Counseling and Coaching. Coaching activities provide participants with on-going support and encouragement. The focus is on instilling hope and possibility, helping participants to believe that homeownership can be a reality and to stay motivated. Counseling activities include on-going review of the action plan and technical assistance throughout the home buying process: help resolving credit issues and managing debt, help with spending and saving plans; referrals for affordable loan opportunities, assistance with analyzing financing options and help with completing loan applications; help with applying to the CAMP program and other available resources; working with a realter and finding a home; and review of documents prior to the close of escrow.
- 5. Homebuyer Education. NewTowN is certified by the American Homeowner Education and Training Institute to provide homebuyer education. NewTowN provides classes in Tempe (Hatton Hall). The classes consist of 8 hours of classroom instruction and are provided by a certified educator and several volunteers from various disciplines, including real estate, home Inspectors, insurance, title company, lenders, etc.

Increasing the Supply of Affordable Housing

NewTowN acquires single-family homes, completes any rehabilitation required, and then re-sells the homes to eligible first time homebuyers. Projects may also include new construction.

NewTowN helped pioneer use of the Community Land Trust model in Tempe and helped establish the Community Land Trust of Tempe (CLTT). The CLTT is used to help make the homes affordable, to ensure permanent affordability, protect owner-occupancy, and protect the community's investment in affordable housing. NewTowN completed the first Community Land Trust transaction of its type in Arizona.

The CLT model benefits both homebuyers and the community:

- 1) Affordability is preserved the CLT model helps achieve an affordable sales price and ensures permanent affordability;
- Community stability is enhanced homeownership is expanded, owner-occupancy is protected;
- 3) Individual wealth is created homebuyers are able to realize a respectable return on their investment; and
- 4) The community's investment is protected initial subsidies remain in the properties and are likely to increase in value.

Lavering and Leveraging Resources:

NewTowN has developed an expertise in helping low- and moderate-income homebuyers to access, combine and leverage available resources in order to make owning a home in Tempe a reality. For example, many low-income first time homebuyers need to combine their savings (\$3,334 - \$5,000) with IDA match funds (\$10,000 - \$15,000) and CAMP funds (\$15,000 - \$17,500) and use the Community Land Trust of Tempe (\$50,000 - \$65,000) in order to purchase a home in Tempe.

Outsourcing the CAMP program would reduce the City's cost for operating the program, increase the efficiency of the program and would be a logical addition to NewTowN's First Time Homebuyer Program and the "one-stop shop" concept.

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Proposal:

NewTowN is requesting an appropriate amount of funding for capacity

building and administrative support.

"Housing a Community", a planning document approved by Tempe City Council in Spring 2003 contains the following strategies:

- Allocate an appropriate amount of funding annually for nonprofit capacity building and administrative support (p. 28).
- Invest in highly leveraged affordable housing initiatives (p. 28).
- Continue supporting homeownership programs, such as the community land trust model, that
 ensure long-term affordability (p. 29).

NewTowN is a Community Housing Development Organization (CHDO) that develops affordable housing, provides homeownership counseling, homebuyer education, and Individual Development Accounts (IDAs) in Tempe.

NewTowN's First Time Homebuyer Program is highly leveraged. Participants open an Individual Development Account (IDA) savings account and earn matching funds (3:1 match, up to \$15,000) on money they save toward the purchase of a home. NewTowN was awarded over \$200,000 in IDA match funds from the Federal Home Loan Bank of San Francisco and Health and Human Services (AFI Demonstration Project). Additional match funds are expected in 2004. Homebuyers also use the City of Tempe CAMP Program (down payment assistance). NewTowN has a \$250,000 line of credit with National Bank of Arizona; private funds are used for part of its acquisition and rehabilitation costs. NewTowN applied for \$260,000 in HOME funds from the Maricopa HOME Consortium (funding recommendations are made in March 2004).

NewTowN helped establish the Community Land Trust of Tempe and has pioneered the use of the community land trust (CLT) model to create permanently affordable housing in Tempe. The CLT model benefits both homebuyers and the community: (1) Affordability is preserved - the CLT model helps achieve an affordable sales price and ensures permanent affordability; (2) Community stability is enhanced - homeownership is expanded, owner-occupancy is protected; (3) Individual wealth is created - homebuyers are able to realize a respectable return on their investment; and (4) The Community's investment is protected - initial subsidies remain in the properties and are likely to increase in value.

NewTowN is working to increase its capacity and productivity. NewTowN and the Community Land Trust of Tempe are currently negotiating a merger in order to increase operating efficiencies and to increase the effectiveness and the impact of the combined organizations.

Up to 5 percent of a participating jurisdiction's fiscal year HOME allocation may be used for the operating expenses of community housing development organizations (CHDOs).

CITY OF TEMPE, ARIZONA

DEVELOPMENT SERVICES DEPARTMENT HOUSING SERVICES DIVISION

Neil G. Giuliano, Mayor

Will Manley, City Manager

Melanie Hobden, Development Services Manager

Liz Chavez, Housing Services Supervisor

Patty Hatvick, Grants Accountant

